

# Appendix 12.5 Part 1 - Visual Effects Table

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP1:  Leyton Square	<p><b>Designation:</b> Borough Open Land; Leyton Square is protected by the London Squares Preservation Act of 1931. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Friary North Peckham</p> <p><b>Distance:</b> 0.1km south of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A framed view from a local area of public open space, used by a moderate number of people; looking over the active use areas of the park. Mature trees frame the view, and outdoor play / sports equipment, lighting, signage, street furniture and security fencing are the focus. A glimpse of the existing apartment blocks at Unwin and the Friary is seen through a gap in the trees.</p> <p><b>Winter views:</b></p> <p>In winter, without the benefit of leaves on trees, there are filtered views to the adjacent Unwin and Friary buildings.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction (All Phases):</b></p> <p>Cranes and construction activity will be seen in the centre of the view, above tree canopies, as the development is built. Construction activity is filtered by winter tree canopies.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site area in background of view, behind play area <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>A stepped cluster of new buildings will be seen in the centre of the view, above the intervening tree line and play area. The landmark tall building (44 storey) is a new feature and focal point on the skyline.</p> <p>In winter views, a greater extent of new built form is seen but is filtered by the intervening trees.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creates a new built form and interest to the view;</li> <li>Creates a new and strong visual identity to the townscape.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>The addition of built form on the skyline, where previously there was none;</li> <li>Distracts from the baseline view of the canopies of mature trees in the background on the view horizon.</li> </ul>		<p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site area in background of view, behind play area <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 TCA: County/District Landscape / Townscape Character  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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VP2: Neate Street / Cricket Club	<p><b>Designation:</b> Within local listed Burgess Park area and part of Metropolitan Open Land. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> N/A</p> <p><b>Distance:</b> 0.3km west of site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>View, for a moderate number of users, along Neate Road looking east towards the site, framed by the metal fencing to the left and metal railings and mature trees to the right. The linear view terminates at lighting columns and trees in the background. There is no built form in this framed view, however looking further round to the right, a number of buildings on the skyline are visible.</p> <p><b>Winter Views:</b></p> <p>In winter, the view is as above, but with some filtered views to commercial / industrial buildings in the background through winter tree canopies.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity will be seen in the centre of the view, above tree canopies, as the development is built. Construction activity is filtered by winter tree canopies.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site area in background of view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>The new development is seen at the end of the vista, as a cluster of stepped built form and the creation of a new landmark.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creates a new focal point and interest to the view and skyline;</li> <li>Draws the eye along the street;</li> <li>Creates a new and strong visual identity to the townscape.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>The addition of built form on the skyline, where previously there was none;</li> <li>Distracts from the baseline view of mature trees in the background and at the end of the vista.</li> </ul>		<p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Extent of site area in background of view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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<b>VP3:</b>  <b>Burgess Park (Lake Edge)</b>	<b>Designation:</b> Local listed Burgess Park and part of Metropolitan Open Land  <b>TCA:</b> N/A  <b>Distance:</b> 0.7km northwest of site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view across the lake, experienced by many users and visitors to Burgess Park. The foreground is open, and the background is formed by a horizontal line of mature trees with built form nestled amongst them. The red brick form and interesting roofline that punctuates the skyline, of the Coburg Community Primary School, draws the eye in this composition.	<b>Value of Views:</b> Medium  <b>Susceptibility to Change:</b> High  <b>OVERALL SENSITIVITY:</b> HIGH	<b>During Construction:</b>  Construction activity and cranes seen on the skyline, drawing the eye away from the architectural features in the baseline view.	<b>Embedded Mitigation:</b>  <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<b>During Construction:</b>  Size/Scale: Moderate Geographical Extent: Extent of site area in background of view, small part of wider view Duration/Reversibility: Short Term / Temporary OVERALL MAGNITUDE: MODERATE  <b>On Completion:</b>  Size/Scale: Moderate Geographical Extent: Extent of site area in background of view, small part of wider view Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE	Adverse	<b>Major</b>
				<b>On Completion:</b>  New built form is seen as a stepped cluster of taller buildings and the landmark tall building appears as a new focal point on the skyline.  Positive effects of the new development upon the view: <ul style="list-style-type: none"> <li>Provides a new landmark and visual orientation;</li> <li>The new development uses stepped form and elevations, respecting nearby built form.</li> </ul> Negative effects of the new development upon the view: <ul style="list-style-type: none"> <li>Distracts from the existing focus of the attractive, pleasant baseline view;</li> <li>Diminishes the appreciation of the existing architectural form of the school building in the baseline view.</li> <li>Proposed building B4 is a change to the scale of built form in this view, however the design seeks to address the nearby built form.</li> </ul>			Adverse	<b>Major</b>

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VP4:  Olmarr Street / Old Kent Road	<b>Designation:</b> None. Within the Old Kent Road Opportunity Area.  <b>TCA:</b> Cantium  <b>Distance:</b> 0.1km north of the site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Open view which is oblique to the direction of travel, from Old Kent Road highway, looking south into the site. The foreground comprises the road with moving vehicles, activity and associated lighting columns and road signage. The mid ground is formed by low level and large scale commercial units, car parking areas and urban tree planting. The skyline is punctuated by lighting columns which detract from the historic brick chimney in the background that protrudes above the mass of large box built form.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Construction activity is the focus of the view, beyond the Old Kent Road. Construction works and cranes are seen rising above the Cantium Retail Park.	<b>During Construction:</b>  During construction, hoardings will be erected around the demolition and construction works to minimise visual disruption, and protective fencing installed around any retained trees	<b>During Construction:</b>  <b>Size/Scale:</b> Moderate to Major <b>Geographical Extent:</b> Site extents, comprises most of the oblique view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MAJOR	Adverse	Moderate
				<b>On Completion:</b>  The new development creates new stepped built form, above the low level large scale commercial units and car parking areas in the retail park.  The new development will provide positive variation to scale and form in the composition of the view, and be in accordance with local regeneration policies.  Positive effects of the new development upon the view: <ul style="list-style-type: none"> <li>Creation of a new focal point and interest in the view composition and on the skyline;</li> <li>Provides a new varied and dynamic roof-scape;</li> <li>Leads the eye to the landmark tall building and away from the large scale boxes of commercial development;</li> <li>Provides a distinctive landmark and visual orientation;</li> <li>Creates variation to elevational form and positive variation to the scale and form in the composition of the view;</li> <li>Creation of a strong visual identity in the townscape.</li> </ul> Negative effects of the new development upon the view: <ul style="list-style-type: none"> <li>Loss of view of the historic brick chimney on skyline in background to the retail park.</li> </ul>	<b>Embedded Mitigation:</b>  <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<b>On Completion:</b>  <b>Size/Scale:</b> Moderate to Major <b>Geographical Extent:</b> Site extents, comprises most of the oblique view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MAJOR	Benefit	Moderate

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<b>VP5:</b>  <b>Queen Victoria Public House, Southwark Park Road</b>	<b>Designation:</b> Historic feature of local character and townscape significance  <b>TCA:</b> South Bermondsey / Southwark Park  <b>Distance:</b> 1km north of site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Framed, linear street view, with typical London brick buildings in the foreground; experienced by a moderate number of viewers. The eye is drawn along the street; the view culminating in mature street trees.  <b>Winter Views:</b> During winter, the view is as described above, though the trees have less visual presence as there are no leaves. As a result, more sky is seen in the view composition in winter.	<b>Value of Views:</b> Medium  <b>Susceptibility to Change:</b> High  <b>OVERALL SENSITIVITY:</b> MEDIUM	<b>During Construction:</b>  In summer, a partial glimpse in the distance of construction activity and cranes, at the end of the street vista, though the gap in trees. In winter, construction activity is filtered by winter tree canopies, and is just perceptible, but does not draw the eye.	<b>Embedded Mitigation:</b>  <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<b>During Construction:</b>  <b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> Small proportion of the view, end of vista <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> Summer: NEGLIGIBLE Winter: SLIGHT  <b>On Completion:</b>  <b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> Small proportion of the view, end of vista <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> Summer: NEGLIGIBLE Winter: SLIGHT	Adverse	Summer: Negligible & Winter: Minor (not significant)
				<b>On Completion:</b>  In summer, a very small element of the new buildings is glimpsed in the distance at the end of the vista, through the gap in trees. In winter, there are filtered views of the new buildings including the landmark tall building as a result of filtering by the winter tree canopies; seen at the end of the vista.  The new development is a small element in the view and is seen as part of the existing townscape and built form, and does not draw the eye from the baseline view composition or features. Appreciation of the baseline view remains.			Adverse	Summer: Negligible & Winter: Minor (not significant)

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
<p><b>VP6:</b></p> <p><b>Southern Railway Stables (at Old Forge Entrance)</b></p>	<p><b>Designation:</b> Historic feature of local character and townscape significance. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Border of Paterson Park and Rotherhithe New Road character areas</p> <p><b>Distance:</b> 0.5km northeast of site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across street and modern two storey housing, experienced by a moderate number of people. A typical residential urban view, with some garden vegetation and trees softening the built form. The skyline is formed by residential rooflines, lighting columns and the crane in the left of the view constructing Bermondsey Works tower (Committed Development 4). There is little visual interest in the view or on the skyline.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> High (residents)</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction activity in the building of the upper sections of new buildings are seen in the background on the skyline, above residential properties.</p> <p><b>On Completion:</b></p> <p>Three new buildings create a new focal interest on the skyline in the background, rising above the residential properties. The new development will provide positive variation to scale and form in the composition of the view, and be in accordance with local regeneration policies. The new development in the view does not materially affect the composition or the appreciation of the view.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>• Creation of a new focal point and interest in the view composition and on the skyline;</li> <li>• Provides a new varied roof-scape;</li> <li>• Provides visual orientation;</li> <li>• Creates positive variation to the scale and form in the composition of the view;</li> <li>• Creation of visual identity in the townscape.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>• A greater scale of built form is seen in the view, however the design seeks to address the built form context.</li> </ul>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>• Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>• The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>• The proposed development steps down in scale to the west and south, responding to local context;</li> <li>• Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>• Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>• Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>• Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>• New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>• New north / south green route through the site for pedestrian and cycle access;</li> <li>• New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>• Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small part of wider street view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small part of wider street view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p> <p>Benefit</p>	<p>Minor (not significant)</p> <p>Minor (not significant)</p>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP7: Glengall Terrace	<p><b>Designation:</b> Glengall Road Conservation Area SE15. National Cycle Network Route 425. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> N/A</p> <p><b>Distance:</b> 0.3km northwest of site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A framed and linear street view, looking east towards the site, and experienced by a moderate number to many people on the National Cycle Route, residents and visitors leaving Burgess Park.</p> <p>Trees associated with public open space frame the left of the view; whilst rendered London townhouses and garden vegetation frame the right of the view. The view culminates at white rendered townhouses on Glengall Road.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Construction activity and cranes building the upper sections of the tallest buildings will be seen above the London townhouses and at the end of the vista.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b> <b>Size/Scale:</b> Slight to moderate <b>Geographical Extent:</b> Site extends behind existing townhouses, central focus at end of vista, part of wider view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>A stepped, narrow cluster of new buildings create a new focal point at the end of the street visit, above the London townhouses.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creation of a new focal point and leads the eye along the street;</li> <li>Provides a distinctive landmark and visual orientation;</li> <li>Variation is provided to elevational built form and roof-scape.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>New development is a contrast to existing townhouses and distracts from the existing focus of the view;</li> <li>The new development is of a greater scale than existing built form in the view, though the design seeks to address adjacent built form;</li> <li>Draws the eye away from the street scene / scale and townhouses.</li> </ul>			<p><b>On Completion:</b> <b>Size/Scale:</b> Slight to moderate <b>Geographical Extent:</b> Site extends behind existing townhouses, central focus at end of vista, part of wider view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse

**Terminology for Visual Effect:**

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 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP8: Old Kent Road / Ledbury Estate	<p><b>Designation:</b> Local notable landmarks on skyline, townscape character significance. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Border of Friary North Peckham and Asylum / Brimington character areas</p> <p><b>Distance:</b> 0.4km southeast of site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open townscape view from the edge of the Ledbury Estate, at the junction with Old Kent Road, experienced by many to moderate numbers of people using the Old Kent Road. The 14 storey towers are clear focal points on the local townscape skyline, and they are identified in the Old Kent Road Characterisation Study as being notable local landmarks on the skyline.</p> <p>The foreground comprises amenity grass and ornamental shrubs and small trees, with Ledbury Estate signage; the Old Kent Road highway and pavement, traffic, traffic lights and signage. Further to the right of the view are the old gas holders, buildings and commercial land uses typical of the urban area. Further to the left of the view, is the view along Commercial Way, with townhouses on the far right side and the Ledbury Estate towers on the left side of the road.</p> <p><b>Winter Views:</b> In winter, without the benefit of leaves on the small trees, a greater extent of existing buildings is seen through the trees in this urban street view.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>In summer, cranes and construction activity for the uppermost sections of the landmark 44 storey building is seen above the tree canopies and on the skyline. The trees prevent summer views of other construction works in the site. In winter, filtered views of construction work on other new buildings in the site will be seen through winter canopies.</p> <p><b>On Completion:</b></p> <p>The upper storeys of the landmark tall building and second tallest building will be visible above the tree canopies in summer views, and adjacent to the existing Ledbury Towers. In winter, the tree canopies, without the benefit of leaves, will allow filtered views of more of the new development. New development which is perceptible in the view will be well below the height of the Ledbury Towers and will not materially affect the composition or the appreciation of the view.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Provides new visual interest to the view and skyline;</li> <li>Provides additional visual orientation and a stronger visual identity to the townscape;</li> <li>Respects nearby built form.</li> </ul>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b> <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Very small element of wider view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> Winter and Summer: SLIGHT</p> <p><b>On Completion:</b> <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Very small element of wider view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> Winter and Summer: SLIGHT</p>	<p>Adverse</p> <p>Benefit</p>	<p>Winter &amp; Summer: Minor (not significant)</p> <p>Winter &amp; Summer: Minor (not significant)</p>

**Terminology for Visual Effect:**

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 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP9:  Former Licensed Victuallers Asylum	<p><b>Designation:</b> Conservation Area: Caroline Gardens SE15. Grade II Listed Building. Borough Open Land: Caroline Gardens. Major local historic complex. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Asylum / Brimington</p> <p><b>Distance:</b> 0.6km southeast of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from within and of the historic complex, experienced by a moderate number of viewers. The foreground comprises the open space of Caroline Gardens, with ornamental shrubs, amenity grassland and mature trees. Trees frame the existing skyline of Ledbury Estate towers and the historic building. The skyline is formed by the architectural roofline of the historic building and townhouses; with the Ledbury Estate towers as clear punctuations in the background which draw the eye away from the open space.</p> <p><u>Winter views:</u> As above, but with filtered view of adjacent buildings through winter tree canopies.</p>	<p><b>Value of Views:</b> High</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> HIGH</p>	<p><b>During Construction:</b></p> <p>In summer and winter, construction activity and cranes will be seen for the building of the upper sections of new development; above the asylum historic buildings and behind / next to the Ledbury Estate towers.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b> <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small proportion of the background and skyline in the view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> <i>Summer and Winter:</i> SLIGHT</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>New buildings are seen as a stepped cluster of new built form adjacent to the Ledbury Estate towers; and read as a coherent mass of, and extension to, modern built form. The new development including the landmark tall building, sits fractionally below the height of the Ledbury Estate towers, and is also below the top of the tower of the historic asylum buildings. The viewpoint location is within the Old Kent Road Opportunity Area, and so a level of change arising from new buildings and regeneration is anticipated.</p> <p>The new development is a noticeable change with the addition of new buildings in the view, but this addition does not materially affect the composition or appreciation of the view.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>New development respects nearby contextual built form and utilise stepped elevations and heights;</li> <li>The landmark tall building is thinner and of a more elegant mass than the Ledbury Estate towers in this view, which respects the architectural tower feature of the asylum building.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Additional modern buildings in the view composition and a greater mass of built form on the skyline;</li> <li>Amplifies the existing perception of modern development in this view of the historic complex and open space;</li> <li>Slightly diminishes the appreciation of the historic low rise built form, although the location of the view is within an area identified for regeneration.</li> </ul>		<p><b>On Completion:</b> <b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small proportion of the background and skyline in the view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> <i>Summer and Winter:</i> SLIGHT</p>	Adverse	Moderate

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Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
<b>VP10:</b>  <b>Former North Peckham Visitor Centre / Old Kent Road</b>	<b>Designation:</b> Local landmark and building of architectural interest. Mural on building by Adam Kossowski is Listed (as of 2017). Within the Old Kent Road Opportunity Area.  <b>TCA:</b> Cantium.  <b>Distance:</b> 0.2km east of site.	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  Partially framed street view from Old Kent Road for many to moderate number of people experiencing the view, travelling northwest on Old Kent Road. The view is dominated by the Old Kent Road highway, pavement, lighting columns and moving traffic, with the Former North Peckham Visitor Centre framing the left of the view. Street trees and trees in the retail area between the site and Old Kent Road, and the car parking area, are seen in this view.	<b>Value of Views:</b> Medium  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Construction activity including cranes, seen adjacent to the former visitor centre building, and above large scale commercial units.	<b>During Construction:</b>  During construction, hoardings will be erected around the demolition and construction works to minimise visual disruption, and protective fencing installed around any retained trees.	<b>During Construction:</b> <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Central portion of view, middle to background and on skyline. <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE	Adverse	Minor (not significant)
				<b>On Completion:</b>  New buildings will be seen adjacent to the former visitor centre building, with the tallest buildings seen grouped together.  Positive effects of the new development upon the view: <ul style="list-style-type: none"> <li>• Creation of new focal point and interest to the view, composition and the skyline;</li> <li>• Provides variation to elevational built form and building heights;</li> <li>• Contributes to a strong visual identity to the townscape and provides new landmarks and enhanced visual orientation.</li> </ul> Negative effects of the new development upon the view: <ul style="list-style-type: none"> <li>• Tall buildings are of a greater height than existing buildings in the view</li> </ul>	<b>Embedded Mitigation:</b>  <ul style="list-style-type: none"> <li>• Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>• The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>• The proposed development steps down in scale to the west and south, responding to local context;</li> <li>• Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>• Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>• Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>• Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>• New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>• New north / south green route through the site for pedestrian and cycle access;</li> <li>• New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>• Provision of green-blue infrastructure within the site.</li> </ul>	<b>On Completion:</b> <b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Central portion of view, middle to background and on skyline. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE	Benefit	Minor (not significant)

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP11:  Rear of Former Livesey Museum	<p><b>Designation:</b> Listed Building, Local landmark and public open space local play area. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Friary / North Peckham</p> <p><b>Distance:</b> 0.3km southeast of site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across a local play area / area of open space, partially framed by buildings and trees to the left of the view. Two storey houses and mid-rise apartments form the backdrop of the view, which is experienced by a moderate number of people using the open space / play area and nearby residents. The view is from the rear of the Listed Building.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium to high</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Construction activity and cranes will be seen for the building of the upper sections of new development; above the residential properties in the background of the view.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Forms a central part of the background of the view, part of the wider view and skyline <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Forms a central part of the background of the view, part of the wider view and skyline <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Moderate
				<p><b>On Completion:</b></p> <p>The new development forms a stepped cluster of buildings as a new focal point on the skyline, seen in the centre of the background of the view, above residential properties.</p> <p>The new development will be in accordance with local regeneration policies.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creation of a new focal point and interest in the view composition and on the skyline;</li> <li>Provides visual orientation;</li> <li>Creates positive variation to the scale and form in the composition of the view;</li> <li>Creation of visual identity in the townscape.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Development proposals are of a greater scale than adjacent built form and context in this view, however the design seeks to address the adjacent built form and context.</li> </ul>			Benefit	Moderate

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP12: Old Fire Station near to Thomas a Becket Public House	<p><b>Designation:</b> Local historic building and landmark building. Within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Border of Avondale and East Street / Old Kent Road North character areas.</p> <p><b>Distance:</b> 0.8km to the northwest of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Street vista from the Old Kent Road, framed by street trees and buildings including the Thomas a Becket public house; experienced by many to a moderate number of viewers using the main route. The view is linear, of the highway and pavements, with moving traffic, street lights and signage, and bus stops. Street trees from the background limits to the vista.</p> <p><u>Winter views:</u></p> <p>In winter, greater extents of existing buildings are seen framing the street, as a result of no leaves on trees.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><u>During Construction:</u></p> <p>Construction activity and cranes are noticeable emerging above the line of trees at the end of the vista, drawing the eye along the street.</p>	<p><u>Embedded Mitigation:</u></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><u>During Construction:</u> Size/Scale: Slight to moderate Geographical Extent: Central portion of background skyline, at the end of the street vista. Duration/Reversibility: Short Term / Temporary OVERALL MAGNITUDE: Winter and Summer: MODERATE</p>	Adverse	Moderate
				<p><u>On Completion:</u></p> <p>The addition of a new stepped cluster of buildings in the centre background of the view terminates the street vista. The scale and height of new buildings respect the existing built form in the view, keeping below the height of the Thomas a Becket pub roofline. In winter, a slightly greater extent of the lower storeys of new development is seen filtered through winter tree canopies.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Additional interest created in the view, and a new focus added to the built skyline;</li> <li>Provides variation to elevational built form and building heights in accordance with regeneration policies;</li> <li>Contributes to enhanced visual orientation and a strong visual identity to the townscape</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>The proposed development would be of a greater scale than built form context in this view, however the design seeks to address the built form context and scale.</li> </ul> <p>On balance, the proposed development is considered to result in beneficial visual change to the view.</p>			<p><u>On Completion:</u> Size/Scale: Slight to moderate Geographical Extent: Central portion of background skyline, at the end of the street vista. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: Winter and Summer: MODERATE</p>	Benefit

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 Overall Sensitivity of Receptor: High, Medium, Low  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP13: Surrey Canal Path	<p><b>Designation:</b> Part of locally listed Burgess Park and Metropolitan Open Land. Within the Old Kent Road Opportunity Area. Local linear footpath route on former route of Surrey Canal.</p> <p><b>TCA:</b> N/A</p> <p><b>Distance:</b> 0.2km west of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A framed view of the intersection of paths in a small area of open space, which links to the larger Burgess Park (located behind the viewer); experienced by many to a moderate number of people. The view comprises trees and grassland, with footpaths and signage in the foreground and middle ground, and roofs of large scale industrial and commercial buildings seen above the tall grasses. The eye is drawn to the historic brick chimney on the skyline.</p> <p><b>Winter Views:</b> Winter views are as described above, but with additional filtered views of existing commercial and industrial buildings seen through winter canopies.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b> Construction activity and cranes seen in the background, at the centre of the view and on the skyline, above grassland of open space.</p> <p><b>On Completion:</b> New buildings are seen as a stepped cluster in the centre of the view. These decrease in height and scale towards the historic brick chimney. The new landmark tall building forms a new focal point on the skyline.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creation of new focal point and interest to the view, and the skyline;</li> <li>Provides variation to elevational built form and building heights, in accordance with regeneration policies;</li> <li>Contributes to a strong visual identity to the townscape and provides new landmarks and enhanced visual orientation;</li> <li>Stepped form respects adjacent built form and features.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>The new development creates contrast which distracts from and dominates the baseline focal point;</li> <li>A greater mass and scale of built form in the view, though in accordance with local regeneration policies and the design seeks to address the adjacent built context; and</li> <li>A greater element of built form on skyline above green space where previously there was very little.</li> </ul>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Background and skyline of view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> Winter and Summer: MODERATE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Moderate <b>Geographical Extent:</b> Background and skyline of view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> Winter and Summer: MODERATE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Winter &amp; Summer: Moderate</p> <p>Winter &amp; Summer: Moderate</p>

**Terminology for Visual Effect:**

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP14:  South Bermondsey Station Platform	<p><b>Designation:</b> Borough Open Land: South Bermondsey Railway Embankments. Just within the Old Kent Road Opportunity Area.</p> <p><b>TCA:</b> Bramcote / South Bermondsey.</p> <p><b>Distance:</b> 1km southeast of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Elevated and wide, panoramic view from the platform, looking from south to north. Tower blocks and the distinctive London Skyline of the Gherkin, The Walkie-Talkie Building (20 Fenchurch Street), the Cheesegrater and The Shard are seen as the culmination of the view at the northern end of the platform and railway line.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p><b>During Construction:</b></p> <p>Cranes and construction works are visible in the distance on the skyline in the centre of the view; though forming a small part of the much wider view.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small element of much wider panoramic view, centre of view <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> SLIGHT</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Slight <b>Geographical Extent:</b> Small element of much wider panoramic view, centre of view <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p> <p>Benefit</p>	<p>Minor (not significant)</p> <p>Minor (not significant)</p>
		<p>To the southern end of the platform and railway line, the three 20 storey towers of the Tustin Estate punctuate the skyline.</p> <p>The panoramic view takes in the urban area of residential, commercial and industrial land uses; the former gas holders being an identifiable landmark. Groups of trees nestle within the urban framework. In the centre of the view is a tower block, Bermondsey Works (SE16), which rises above the townscape and is the central focal feature on the skyline. IN this baseline view, tall cranes are seen on the skyline, where there are existing construction sites. A mobile telecommunications mast, the railway and railway corridor vegetation form the foreground.</p> <p>The view is experienced by many people, travelling on the train into London and those stood on the platform waiting for the trains.</p>	<p><b>On Completion:</b></p> <p>New development forms a grouping of stepped built form, close to Bermondsey Works tower in the centre of the wide panoramic view; and the landmark tall building forms the pinnacle of this group. The group of new buildings have a degree of fit with the townscape in the view and the skyline composition; with clear spacing maintained between the new development and the London Skyline built form to the north and the Tustin Estate towers to the south, such that the new development does not distract from the existing groupings.</p> <p>Positive effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>Creation of new focal point and interest in the centre of the background of the view, and the skyline;</li> <li>Provides variation to skyline roof-scape and building heights;</li> <li>New development is situated in accordance with regeneration policies;</li> <li>Contributes to visual orientation and provides new landmarks;</li> <li>Provides legibility and strong identity for the Old Kent Road townscape area seen within this view.</li> </ul> <p>Negative effects of the new development upon the view:</p> <ul style="list-style-type: none"> <li>A greater mass and scale of built form in the centre of the view than at the baseline view, though in accordance with local regeneration policies and the design seeks to address the adjacent built context.</li> </ul>					

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP16: View of St. Pauls Cathedral from Nunhead Cemetery	<p><b>Designation:</b> Important Borough View Policy DM17: 3</p> <p><b>TCA:</b> N/A</p> <p><b>Distance:</b> 2km southeast of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A small framed view, experienced by a moderate number of people visiting the cemetery. The view is through a gap in dense vegetation, which is managed to retain the view. St Pauls Cathedral is the focal point in this view.</p>	<p><b>Value of Views:</b> Medium</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> HIGH</p>	<p><b>During Construction:</b> No view of the site / no change to the existing view</p> <p><b>On Completion:</b> No view of the site / no change to the existing view</p>	N/A	<p><b>During Construction:</b> No view / No change</p> <p><b>On Completion:</b> No view / No change</p>	--	--

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP17: Ossary Road / Old Kent Road junction	<b>Designation:</b> Within the Old Kent Road Opportunity Area  <b>TCA:</b> Cantium  <b>Distance:</b> 0.2km to the north of the site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  An open street view experienced by many to a moderate number of people using Old Kent Road. The view comprises the low but large scale commercial units in the Cantium Retail Park, street trees, lighting columns and highway signage, and the movement of traffic on the roads. The composition of the view has little of visual interest.	<b>Value of Views:</b> Low  <b>Susceptibility to Change:</b> Low  <b>OVERALL SENSITIVITY:</b> LOW	<b>During Construction:</b>  Construction activity and cranes seen above and behind the Cantium Retail Park.	<b>During Construction:</b>  During construction, hoardings will be erected around the demolition and construction works to minimise visual disruption, and protective fencing installed around any retained trees  <b>Embedded Mitigation:</b> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<b>During Construction:</b>  Size/Scale: Moderate Geographical Extent: Activity within site, behind and above retail park. Moderate part of the view skyline and composition. Duration/Reversibility: Short Term / Temporary OVERALL MAGNITUDE: MODERATE  <b>On Completion:</b>  Size/Scale: Moderate Geographical Extent: Activity within site, behind and above retail park. Moderate part of the view skyline and composition. Duration/Reversibility: Long term / Permanent OVERALL MAGNITUDE: MODERATE	Adverse	Minor (not significant)
				<b>On Completion:</b>  The new development is seen in the centre of the view, as a stepped group of new buildings, above tree canopies and the low height, but large scale, units in the retail park.  Positive effects of the new development upon the view: <ul style="list-style-type: none"> <li>Creation of new focal point and interest to the view composition and a new built form skyline;</li> <li>Leads the eye towards the new buildings, away from the retail park;</li> <li>Provides positive variation to scale and form in accordance with regeneration policies;</li> <li>Creation of new public realm areas and provision of new street tree planting;</li> <li>Provides legibility and strong identity for the Old Kent Road townscape</li> </ul> Negative effects of the new development upon the view: <ul style="list-style-type: none"> <li>New development is of a greater mass and scale than adjacent built form in the at the baseline view, though is in accordance with local regeneration policies and the design seeks to address the adjacent built context.</li> </ul>	Benefit	Minor (not significant)		

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 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Temporary, Permanent  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP18: Southwark Park	<p><b>Designation:</b> Register of Special Historic Parks and Gardens. Metropolitan Open Land.</p> <p><b>TCA:</b> N/A</p> <p><b>Distance:</b> 1.7km to the northeast of the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A partially framed view from public open space at Southwark Park, experienced by many to a moderate number of people using the park for recreation and leisure.</p> <p>The foreground and middle ground comprise amenity grassland, trees and play equipment. The park is bordered by a belt of mature trees; trees and lighting columns extend along the right-hand side of the view, and trees frame the left side. A tower block rises in the left background of the view, and adjacent but lower built form is also noticeable.</p> <p><b>Winter Views:</b> Additional filtered visibility of existing intervening built form seen through winter canopies.</p>	<p><b>Value of Views:</b> High</p> <p><b>Susceptibility to Change:</b> Medium to High</p> <p><b>OVERALL SENSITIVITY:</b> HIGH</p>	<p><b>During Construction:</b></p> <p>In the summer, the tops of cranes will be seen in the distance, above tree canopies in the centre of the view, constructing the upper storeys of the tallest new buildings within the site. In winter, additional filtered visibility of around a third of the landmark tall building being constructed in the distance, but marginally perceptible through the winter tree canopies.</p> <p><b>On Completion:</b></p> <p>In the summer, small sections of the upper storeys of the landmark tall building (B4) and building B6 are just visible in the distance on the skyline above the line of tree canopies which frame the edge of the open space. However, these do not draw the eye away from the baseline view components. In winter, additional filtered visibility of around a third of the landmark tall building in the distance, but only marginally perceptible, through the winter tree canopies. The changes to the view will not affect the composition or appreciation of the view.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> A small section of the skyline in a much wider view. <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> Winter and Summer: NEGLIGIBLE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> A small section of the skyline in a much wider view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> Winter and Summer: NEGLIGIBLE</p>	<p>Adverse</p> <p>Adverse</p>	<p>Winter &amp; Summer: Minor (not significant)</p> <p>Winter &amp; Summer: Minor (not significant)</p>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of Views, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	LEVEL OF SIGNIFICANCE
VP19:  LVMF 3A.1 Kenwood House	<b>Designation:</b> London View Management Framework: Panoramic View  <b>Distance:</b> 11.9km from the site	<b>Baseline Description, Type of View, Viewer and Number of Users:</b>  An elevated and open panoramic view of London's skyline and built form of the city, from public open space at Kenwood House, at the Gazebo, experienced by many to a moderate number of people using the open space for recreation and leisure.	<b>Value of Views:</b> High  <b>Susceptibility to Change:</b> High  <b>OVERALL SENSITIVITY:</b> HIGH	<b>During Construction:</b>  The tops of cranes will be just perceptible in the distance, set amongst the built form of the city, and the proposed development will emerge as a slender tall element in the far distance but below the horizon in the background.	<b>Embedded Mitigation:</b>  <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye's Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<b>During Construction:</b>  <b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> A small section of the skyline in a much wider view. <b>Duration/Reversibility:</b> Short Term / Temporary <b>OVERALL MAGNITUDE:</b> NEGLIGIBLE	Adverse	Minor (not significant)
		The foreground and middle ground comprise amenity grassland and footpath, horizontally framed by mature trees in the mid-ground.  The London skyline is distinctive in the distance with tall and landmark buildings punctuating the skyline, including the Shard, the Gherkin, the Walkie Talkie building and the London Eye. At the time of the photograph, the built form of London comprises hazy layers in the distance.	<b>On Completion:</b>  The proposed development would be just perceptible as additional tall buildings, and as a slender element, in the backdrop of urban form in the panoramic view. The new buildings would be just perceptible in the far distance, and would not perceptibly break the horizon in the background.  The changes to the view will not affect the composition or appreciation of the view, and the proposed development would not draw the eye away from the distinctive London skyline and landmarks.	<b>On Completion:</b>  <b>Size/Scale:</b> Negligible <b>Geographical Extent:</b> A small section of the skyline in a much wider view. <b>Duration/Reversibility:</b> Long term / Permanent <b>OVERALL MAGNITUDE:</b> NEGLIGIBLE				

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<p><b>VP20:</b></p> <p><b>LVMF 2A.1 - Parliament Hill – The Summit</b></p>	<p><b>Designation:</b> London View Management Framework: Panoramic View.</p> <p><b>Distance:</b> 10.58km from the site</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>An elevated and partly framed panoramic view of London’s skyline and built form of the city, from public open space at the summit of Parliament Hill, experienced by many to a moderate number of people using the open space for recreation and leisure.</p> <p>The foreground and middle ground comprise amenity grassland and mature trees which provide a green frame and edge to the view of the city’s built form.</p> <p>The London skyline is distinctive in the distance with tall and landmark buildings punctuating the skyline, including the Shard, the Gherkin, the Walkie Talkie building. At the time of the photograph, the built form of London comprises hazy layers in the distance.</p>	<p><b>Value of Views:</b> High</p> <p><b>Susceptibility to Change:</b> High</p> <p><b>OVERALL SENSITIVITY:</b> HIGH</p>	<p><b>During Construction:</b></p> <p>The uppermost elements of cranes constructing the development will be just perceptible in the distance above intervening built form. The top storeys of the tallest elements of the proposed development would just be perceived as slender vertical elements in the far distance.</p> <p><b>On Completion:</b></p> <p>The uppermost storeys of the tallest buildings of the new development would be just perceptible as additional slender elements of built form, in the backdrop of urban form in the panoramic view; intervening buildings screening most of the new buildings.</p> <p>The changes to the view would not affect the composition or appreciation of the view, and the proposed development would not draw the eye away from the distinctive London skyline and landmarks.</p>	<p><b>Embedded Mitigation:</b></p> <ul style="list-style-type: none"> <li>Iterative design process and approach informed by relevant regeneration policies, and the character, building heights, scale, pattern, urban grain and density adjacent to the site. Consideration of how the proposed development fits within the adopted Old Kent Road AAP and the emerging plans for adjacent sites within the OKR10 designation - including Nye’s Wharf and Cantium - and on other designation OKR sites including Ruby Triangle;</li> <li>The proposed development is designed to provide exemplary design standards, with a high architectural and urban quality that positively responds and contributes to the context and appearance of the surrounding street scenes, and which enhances the character of the surrounding urban area;</li> <li>The proposed development steps down in scale to the west and south, responding to local context;</li> <li>Finer urban grain in keeping with surrounding urban area and carefully designed density and form of development;</li> <li>Coherent and planned layout of buildings, including tall buildings, and streets to provide greater legibility;</li> <li>Tall buildings within the proposed development located to the north of the Linear Park and on the convergence point between the Linear Park and the Central Square, to form a new nodal point and situated within an area designated for significant growth and development;</li> <li>Creation of new areas of high quality public realm and active, publicly accessible open space at the heart of the proposed development; including the Linear Park (exemplar public realm, providing an amenity and play area) and Central Square (the main square providing a high quality focal space at the heart of the scheme, providing amenity and exhibition / event space);</li> <li>New permeable route through the site which reflects the former Grand Surrey Canal and which provides a future public link between Burgess Park and Old Kent Road;</li> <li>New north / south green route through the site for pedestrian and cycle access;</li> <li>New tree planting, including mature street trees, within the proposed development as part of new green infrastructure provision and ecology enhancements, at least to levels in accordance with planning policy requirements;</li> <li>Provision of green-blue infrastructure within the site.</li> </ul>	<p><b>During Construction:</b></p> <p><b>Size/Scale:</b> Negligible  <b>Geographical Extent:</b> A small section of the skyline in a much wider view.  <b>Duration/Reversibility:</b> Short Term / Temporary  <b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p> <p><b>On Completion:</b></p> <p><b>Size/Scale:</b> Negligible  <b>Geographical Extent:</b> A small section of the skyline in a much wider view.  <b>Duration/Reversibility:</b> Long term / Permanent  <b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	<p>Adverse</p> <p>Neutral</p>	<p>Minor (not significant)</p> <p>Negligible (not significant)</p>

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