

# Leegate Centre

## Lewisham, SE12 8SS

**HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT | 20 MAY 2022**

**ENVIRONMENTAL STATEMENT VOLUME 3**

On behalf of GHL (Leegate) Ltd





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Section 1

# **Introduction and Site Plan.**

# 1 | Introduction

1.1 Icen Projects Limited was commissioned by GHL (Leegate) Limited ('the Applicant') to provide heritage, townscape and visual impact assessment for the detailed application for the Leegate Centre site set between Eltham Road to the north, Leybridge Road to the east, Burnt Ash Road to the west, and Carston Close to the south, at Lee Green, London Borough of Lewisham ('the Site'). Icen's assessment is set out in this Heritage, Townscape and Visual Impact Assessment report (HTVIA), which forms Volume 3 of the Environmental Statement (ES).

1.2 The Proposed Development is described as an 'Application for Full Planning Permission for the proposed development at Leegate Centre, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, for the demolition of existing buildings, and redevelopment to provide within buildings of up to 15 storeys, residential units (Use Class C3), flexible commercial floorspace (Use Class E), a community centre (Use Class F2) and a public house (Sui Generis), together with associated public realm, landscaping and highways improvements, vehicular access, car parking and servicing arrangements, cycle parking and stores, and all other associated and ancillary works'.

1.3 This HTVIA has been produced in accordance with the London Borough of Lewisham's (LBL)'s Scoping Opinion of 19 April 2021 and subsequent discussions and communications with its officers.

1.4 The HTVIA assesses the Proposed Development from 19 viewpoints agreed with LBL through the Pre-application and subsequent Scoping Process. Accurate Visual Representations (AVRs) of the Proposed Development were produced by visualisation specialists AVR London. The AVRs were produced on the basis of winter photography, to allow the Proposed Development to be assessed at its most visible (i.e. without tree foliage obscuring views towards it). Cumulative effects have also been assessed utilising additional AVRs showing other Committed Development in relation to the Proposed Development.

1.5 This HTVIA includes tables to summarise the likely heritage, townscape and visual effects arising from the Proposed Development. Decision makers are encouraged, however, to read the narrative assessments in the main body of the HTVIA.

1.6 The report is produced by Icen Projects. Specifically, it is authored by Georgina Mark BA (Hons) MSt, Senior Consultant - Built Heritage & Townscape and Lewis Eldridge BSocSc (Hons), MSc, MAUD, former Associate, with review by Laurie Handcock, Director - Built Heritage & Townscape.



Figure 1.1 Aerial View of the Site (not to scale)  
Source: Edited from Google

Section 2

# **Methodology of Assessment.**

### Overview

- 2.1 The methodology used by Icen Projects to assess the likely effects of the Proposed Development on heritage assets, the townscape and visual amenity is based on best practice guidance set out in 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA, Third Edition, 2013), the National Planning Policy Framework (NPPF, 2021) and associated national Planning Practice Guidance (PPG), and Historic England guidance on the management of heritage assets and their settings.
- 2.2 The purpose of the HTVIA is to determine whether effects arising from the Proposed Development on built heritage, the townscape and visual amenity are likely to be significant and the extent to which it is likely to enhance environmental resources or detract from them, taking into account any mitigation measures incorporated into its design.
- 2.3 In urban environments, built heritage, townscape and visual effects tend to be interrelated and it is often appropriate to assess them together for the benefit of the reader. This HTVIA takes that approach, while recognising that built heritage assessment, and townscape and visual assessment are treated as separate topics in the EIA. In consequence, heritage, townscape and visual effects are considered in separate sections of this HTVIA.
- 2.4 An area of 1.5km radius from the Site has been utilised as the basis of a study area. However, it should be noted that heritage, townscape and visual impact effects often do not manifest uniformly in relation to development on a Site, because of intervening townscape and topography. Some heritage and townscape receptors at distance, for example, may be affected more than receptors closer to the Site, because of more open views towards them from a particular place, and therefore greater visual conjunction with the Proposed Development. The 1.5km radius, therefore, is a starting point for assessment and professional judgement is also used in determining which receptors should be considered in the HTVIA.

### Legislation, policy and guidance

- 2.5 Assessment of the effects of the Proposed Development requires a sound understanding of the baseline circumstances. This includes the framework provided by statutory legislation, national, regional and local planning policy and guidance, within which the design of the Proposed Development has been produced.
- 2.6 Legislation, policy and guidance relevant to assessment of heritage, townscape and visual effects includes:
- Planning (Listed Buildings and Conservation Areas) Act, 1990;
  - The National Planning Policy Framework (NPPF), July 2021 (as amended);
  - Planning Practice Guidance, On-line Resource, 2014, with periodic updates;
  - The Landscape Institute and Institute of Environmental Management and Assessment, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;
  - Historic England, Conservation Principles Policies and Guidance, 2008;
  - Historic England Advice Note 1 (Second Edition): Conservation Area Designation, Appraisal and Management, 2019;
  - Historic England, Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets, Second Edition, 2017;
  - Historic England Advice Note 4; Tall Buildings, 2022;
  - Historic England Advice Note 12 - Statements of Heritage Significance, 2019;
  - Greater London Authority (GLA), The London Plan, Spatial Development Strategy for Greater London, 2021;
  - GLA, London View Management Framework SPG, 2012;
  - GLA, London's World Heritage Sites - Guidance on Settings SPG (2012);
  - LBL Core Strategy, Development Plan Document, June 2011;
  - LBL, Development Management Local Plan,
- LBL, Lewisham Characterisation Study, March 2019;
  - LBL, Lee Manor Conservation Area Character Appraisal;
  - LBL, Blackheath Conservation Area character appraisal and supplementary planning document, March 2007;
  - Royal Borough of Greenwich (RBG), Blackheath Park Conservation Area Appraisal, 2013;
  - LBL, Lewisham's Local List, 2014;
  - RBG, Royal Greenwich Local Heritage List, March 2020.
  - Ministry of Housing, Communities & Local Government, National Design Guide (2021)
- 2.7 Scoping Report asked us to consider HE Tall Buildings Note 4 (2017), but given an updated version was published in March 2022, it is this later version that has been considered in the context of this project.
- 2.8 The chapters throughout this document are informed by the above policies. Furthermore, relevant policies are set out in greater detail throughout the document.
- Historic England (2022) Tall Buildings: Historic England Advice Note 4**
- 2.9 Historic England have recently published guidance on tall buildings within the historic environment. It advocates for the following principles to avoid or minimise impacts upon the significance of heritage assets:
- 2.10 A plan-led approach to tall buildings to determine their location;
- 2.11 An evidence base which explores alternative options for the location and heights of tall buildings;
- 2.12 Decision making informed by understanding of place, character and historic significance;
- 2.13 Tall buildings proposals which take account of local context and historic character; and
- 2.14 Early and effective engagement at plan-making and decision-taking stages including the use of design review panels
- 2.15 It recognises that alternative approaches may be acceptable providing that they are policy compliant.

### Consideration of Built Heritage Receptors

- 2.16 Assessment of effects on built heritage receptors considers the potential impacts and likely effects of the Proposed Development on both designated and non-designated heritage assets. Designated heritage assets may include World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens or conservation areas in the context of the Site. Statutory policy on designated heritage assets is derived from the Planning (Listed Buildings and Conservation Areas) Act, 1990, and is set out in detail in the National Planning Policy Framework (NPPF), July 2021 (as amended).
- 2.17 Paragraph 194 of the NPPF states that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on their significance"*.
- 2.18 Paragraph 199 states that *"when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 2.19 Paragraph 200 states that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

### Consideration of Townscape Receptors

2.20 In assessing the likely effects of the Proposed Development on Townscape Receptors, the intention is to identify how and to what degree it would affect the elements that make up the townscape, including its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, role of water or planting, or other characteristics. Townscape Receptors are assessed, as far as possible, in relation to character areas identified within the townscape.

### Consideration of Visual Receptors

2.21 In assessing the likely effects of the Proposed Development on visual receptors, the assessment considers changes in the visual amenity of people experiencing views within the townscape. The assessment utilises Accurate Visual Representation (AVRs) of the Proposed Development from view positions agreed in advance with the Local Planning Authority.

2.22 The methodology for assessing built heritage, townscape and visual effects varies in response to their different characteristics and different statutory policy requirements affecting them, but recognises that the AVRs included in this HTVIA have a role to play in illustrating visual effects and the visual amenity of people, but also effects on the setting of heritage assets and the characteristics of urban townscape more generally.

### Understanding the Site and its surrounding environment in the 'baseline' year

2.23 In seeking to understand the baseline conditions of a site, it is good practice to carry out desktop and archival research and site visits to establish:

- i. The history of the site and surroundings and how they have developed over time;
- ii. The planning context;
- iii. The locations and setting of designated and non-designated heritage assets, in order to understand their heritage significance in NPPF terms and their potential interaction with the Proposed Development;
- iv. General townscape characteristics including topography, urban grain, building height, scale, uses, permeability, legibility and water and landscape features;
- v. Viewpoint positions from where the Proposed Development would be visible; and
- vi. The availability of studies already undertaken by other organisations which help determine the baseline conditions. This might include, for example, urban character appraisals or historical landscape characterisation studies.

2.24 In this case, earlier Townscape, Visual and Heritage Assessments, were undertaken by Ettwein Bridges to support previous applications on the Site in 2015 (Ref: DC/14/090032) and 2018 (Ref: DC/18/107468). These documents provided some still relevant baseline information, such as the developmental history of the site and surrounds. Where it is found to be out of date, it has been updated in the appropriate sections of this HTVIA.

### Assessing effects on heritage receptors

2.25 The methodology for the assessment of potential effects on designated and non-designated heritage assets takes into account national, regional and local planning policy and guidance.

2.26 Heritage assets are defined in the NPPF as being "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". The term 'heritage asset' includes both designated and non-designated heritage assets. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, and Conservation Areas. Non-designated heritage assets include locally listed building or structures as identified by the local planning authority.

2.27 According to policy and guidance, the statutory tests for the assessment of effects on heritage assets require the assessor to establish whether the significance of heritage assets is better revealed/enhanced or harmed as a result of new development.

2.28 There are two ways in which new development can affect the significance of heritage assets:

- by direct changes to the fabric of heritage assets, i.e. if the Proposed Development includes the demolition or alteration of listed buildings, demolition within or changes to the character and appearance of conservation areas, development within registered parks and gardens or demolition or alterations to locally listed buildings of merit; and
- by changes to the setting of designated or non-designated heritage assets located in the vicinity of the Proposed Development.

2.29 According to paragraph 200 of the NPPF, "substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional", whilst "substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional".

2.30 Paragraph 201 of the NPPF deals with 'Substantial Harm', stating that:

*"Where a project will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use."*

2.31 Paragraph 202 of the NPPF deals with 'Less than Substantial Harm' stating that: "where a development Proposed Development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the Proposed Development including, where appropriate, securing its optimum viable use."

2.32 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) places a statutory duty on any new development to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Section 66, states that: "In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

2.33 In the assessment of effects on non-designated heritage assets (whether locally listed buildings or unlisted buildings of merit in a conservation area) follows paragraph 203 of the NPPF, which requires a balanced judgement to be made when weighing applications that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.

2.34 The NPPF also acknowledges that new development can enhance or better reveal the significance of heritage assets. Para. 206 of the NPPF states that



*“proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.*

2.35 Historic England’s Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (Second Edition, 2017), provides a series of steps to determine the effects of development on the significance of heritage assets through a change in their setting. Icenl uses these steps as the basis for its own assessment approach to Built Heritage receptors in this HTVIA, as follows:

Step 1: Identify which heritage assets and their settings are potentially affected by the Proposed Development;

Step 2: Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Consider the ways in which the Proposed Development has sought to maximise enhancement and avoid or minimise harm to the heritage asset;

Step 5: Rate the overall effect in terms utilised in the NPPF.

2.36 AVRs are used in the assessment to help understand the potential effects on the setting of heritage assets. AVRs illustrate potential change in views, and while views of or from an asset usually play an important role in its setting, setting is a wider concept which might also depend on other environmental factors or historical relationships between places that are not perceived visually. Where appropriate, reference is made in the assessment to these additional factors.

2.37 In accordance with paragraph 194 of the NPPF, the level of detail in the assessments in this HTVIA is proportionate to the importance of the asset.

2.38 Consideration has also been given, to the GLVIA (2013) guidance on assessment related to cultural heritage, set out in paras. 5.7-5.11 of that document.

2.39 As the statutory tests for the assessment of effects on heritage receptors are different to the tests for townscape and visual receptors, the ratings used to describe these effects are also different, as explained through this methodology.

### The Assessment Process – Heritage Receptors

2.40 The significance of environmental effects on heritage receptors, when established through the EIA process, can be determined by consideration of two variables:

- (i) the sensitivity of the heritage receptor to change
- (ii) the magnitude of change experienced by the heritage receptor

### The Sensitivity of Heritage Receptors

2.41 Combining the overall heritage significance of an asset, with judgements about the degree to which its heritage significance is derived from its setting, enables the sensitivity of the asset to change in its setting to be established for the purposes of EIA.

2.42 Overall heritage significance is generally reflected in grade of designation or heritage identification, as follows:

- High heritage significance: World Heritage Sites, Grade I and Grade II\* Listed Buildings, Grade I and Grade II\* Registered Parks and Gardens;
- Medium heritage significance: Conservation Areas, Grade II Listed Buildings, Grade II Registered Parks and Gardens;
- Low heritage significance: Non-designated heritage assets, whether buildings identified on a local list or identified Areas of Special Local Character;
- Negligible or no heritage significance: other buildings not identified by the local planning authority.

2.43 The judgement about the degree to which the heritage significance of a heritage asset is derived from its setting, as opposed to its architectural or historic interest, or historical associations, is a professional judgement undertaken by the assessor, and is set out in a proportionate narrative assessment which accompanies each of the heritage assets in this HTVIA.

2.44 Having considered the overall heritage significance of an asset, as well as the degree to which its significance is derived from its setting, the assessor can assign the asset a sensitivity as follows:

- High sensitivity to change in setting;
- Medium sensitivity to change in setting;

- Low sensitivity to change in setting;
- Negligible sensitivity to change in setting.

2.45 The heritage asset’s sensitivity to change in its setting takes into account its significance as a heritage asset (as expressed in its designation), but will not always correspond with it, because in some cases the setting of the asset will play little role in its significance.

2.46 The sensitivity to change of each heritage asset considered in this HTVIA is explicitly set out. This has been informed in part by consultation with the Historic Environment Record which was accessed during the design development process.

2.47 Given the nature of the Proposed Development, only indirect setting effects on surrounding heritage assets would arise. There would be no direct effects on the fabric of heritage assets, since no heritage assets are located within the red line boundary of the Site.

### Magnitude of Change to Heritage Receptors

2.48 The magnitude of change to setting experienced by heritage assets within the study area is established by way of professional judgement, and is categorised as follows:

- High magnitude of change: A large and highly noticeable effect on the setting of the heritage asset;
- Medium magnitude of change: A noticeable effect on the setting of the heritage asset;
- Low magnitude of change: A slight effect on the setting of the heritage asset;
- Negligible or no magnitude of change: A barely perceptible effect on the setting of the heritage asset, or no change at all.

### Assessing effects on townscape and visual receptors

2.49 The methodology for the assessment of effects on townscape and visual receptors is distinct from that used to assess the effects on built heritage receptors. It considers effects on the townscape resource as a whole and on visual receptors, i.e. people experiencing views. The approach taken is in accordance with the GLVIA (2013), and considers how the Proposed Development will affect the key components of the townscape, its perceptual and aesthetic qualities and its distinctive character.

2.50 To undertake the townscape assessment in this HTVIA, the baseline conditions were first established. This included identifying areas of distinct townscape character in proximity to the Site, with the potential to be significantly affected by the Proposed Development. These townscape character areas were mapped as appropriate and key characteristics were described, using photography in some cases. Key characteristics may include:

- the context or setting of the urban area or site;
- the topography;
- the grain of built form and its relationship to historic patterns of development;
- the layout and scale of buildings, including architectural qualities, period and materials;

<ul style="list-style-type: none"> <li>• patterns of land use, past and present;</li> <li>• contributions made by vegetation, green space and water bodies;</li> <li>• contributions made by open space and the public realm; and</li> <li>• access and connectivity through and across the area.</li> </ul>	<p>visible. Considerations for selecting views include, amongst other factors: the likely maximum visibility of the Proposed Development; tree cover; traffic sign positions; hierarchy of viewpoint (e.g. public or semi-public access); the significance of the place; and ability for surveyors to safely place equipment without obstructing the public realm.</p>	<p>because the viewpoints were long established over two previous applications, in 2015 and 2018, and the views for assessment could therefore be readily agreed with LBL officers.</p>	<p><b>The Assessment Process - Townscape and Visual Receptors</b></p>
<p>2.51 Townscape character areas and their key characteristics have been identified in part through the use of urban character appraisals produced by other organisations, including the LPA. Where conservation areas are designated in proximity to the Site, their appraisals may also be relevant to understanding the key characteristics of the townscape.</p>	<p>2.55 Views are generally restricted to street level (i.e. 1.6m above ground), as this is from where townscapes are mostly appreciated. The most appropriate of these positions are chosen for formal assessment in consultation with the local planning authority.</p>	<p>2.58 The viewpoints assessed in this HTVIA represent a spread of close, medium and long distance views, and the intention has been to show the Proposed Development at its most visible within those representative views and in its maximum conjunction with sensitive townscape and heritage receptors. Views from all directions are included, illustrating the urban relationships likely to arise between the Proposed Development and its surroundings, including heritage assets and other important elements of townscape. In accordance with good practice, the viewpoints are from the public realm.</p>	<p>2.59 Accurate Visual Representations (AVRs) of the Proposed Development were constructed from the agreed viewpoints, by placing an accurate model of the Proposed Development into surveyed photographs of the area, in accordance with AVR London’s methodology (see Appendix I).</p>
<p>2.52 The key characteristics of the townscape within character areas that are likely to be affected by the Proposed Development are identified as townscape receptors. Examples of townscape receptors might be:</p> <ul style="list-style-type: none"> <li>• A particular scale or height of development that is characteristic and of value;</li> <li>• Particular spatial layouts, patterns of development or urban grain;</li> <li>• Particular relationships between open or green spaces, water bodies or topography;</li> <li>• Particular features, such as skylines or permeability through the area, that are of importance;</li> <li>• The overall character or quality/condition of a particular street or series of spaces; and</li> <li>• Notable aesthetic, perceptual or experiential qualities.</li> </ul>	<p>2.56 In this case, the majority of the viewpoint positions had been utilised before, in the earlier 2015 and 2018 applications for the same site. A selection of these viewpoints was subsequently chosen for reconsideration, having been agreed with the Conservation Officer at the LBL. New photography was commissioned from visualisation specialists, AVR London, to capture views as they are experienced in 2021 during the winter months (i.e. without tree foliage), the earlier photography being considered out of date and not representing the current baseline condition.</p>		<p>2.60 Where relevant, cumulative effects owing to interaction between the Proposed Development and other Committed Development, have also been assessed.</p>
<p>2.53 Assessments of effects on visual amenity are focused on the likely effects of changes to townscape views on visual receptors, i.e. people experiencing townscape views.</p>	<p>2.57 Where relevant for Proposed Development, Icen considers using a Zone of Theoretical Visibility (ZTV) to identify viewpoints for assessment. This tool can help inform the visual impact assessment by determining the boundaries within which there would be visual effects owing to the Proposed Development. Areas of visibility determined by a ZTV analysis are called ‘theoretical’ because there may be visual obstructions in the townscape or landscape, such as buildings and trees, which may not be included in the data used for analysis but in reality would screen the visibility of the Proposed Development. The potential limitations of using a ZTV analysis are noted in the GLVIA (3rd edition, 2013) and Historic England’s ‘Note 3: The Setting of Heritage Assets’ (second edition, 2017), although it is acknowledged that technological advancements have recently improved the accuracy of ZTV analysis, especially where LiDAR or similar data can be used to determine the exact form and location of obstructions. The true accuracy of visual impact can only be proven, however, using fully verified AVRs. It was not considered necessary to produce a ZTV analysis for this application</p>		<p>2.61 The AVRs have been used in this HTVIA as a tool to illustrate how the Proposed Development would appear if built and significance ratings have been used to describe the overall visual effects arising. The assessments of visual effects are based on the comparison of an ‘existing’ photograph and a ‘proposed’ AVR. The written assessments of each AVR are set out as follows:</p> <ul style="list-style-type: none"> <li>i. Existing: a description of the existing view, evaluating its townscape qualities and the visual amenity arising from it for those experiencing the view;</li> <li>ii. Sensitivity of the view: taking into account both the townscape value of the view and the susceptibility of people experiencing it;</li> <li>iii. Proposed, design including mitigation: a description of the Proposed Development’s impact on the view, taking into account its design quality and mitigation achieved through the design process;</li> <li>iv. Magnitude of change: a quantitative assessment of the magnitude of change in the view;</li> <li>v. Residual effect: a combined assessment of the sensitivity of the view and the magnitude of change, giving rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely residual effect is ‘beneficial’ or ‘adverse’ nature in nature; and</li> <li>vi. Cumulative effect: where applicable, an assessment of the potential cumulative effects arising in combination with Committed Development is made, using all the previous elements of assessment to come to a cumulative effect. The Committed Developments which have informed this assessment are set out in Appendix 2 of this HTVIA.</li> </ul>
<p>2.54 Site visits, supported by map analysis and the use of computer models, allow for the identification of publicly accessible viewpoint positions from which the Proposed Development would potentially be</p>			

### The sensitivity of townscape and visual receptors

- 2.62 Establishing the sensitivity of townscape and visual receptors involves combining judgments about: (i) the value of the townscape receptor or the view; and (ii) the susceptibility of the receptor to change.
- 2.63 The sensitivity of townscape receptors is determined by combining judgements about the value attached to their characteristics and their susceptibility to the type of change caused by the Proposed Development. The value of the townscape receptor can be influenced by a range of factors including its condition, scenic quality, rarity, representativeness, recreational value, perceptual qualities or communal associations. The susceptibility to change is the ability of the townscape receptor to accommodate change without undue consequences for the maintenance of the aspects of the baseline condition that are of townscape value.
- 2.64 The sensitivity of visual receptors is determined by combining judgements of the value attached to a particular view and the receptor's susceptibility to change in the view. Those receptors (i.e. people) are likely to have different responses to the appearance of the Proposed Development, depending on their circumstances and personal aesthetic preferences. Local residents are likely to have a different response than, for example, those working in the area or passing through as tourists. The 19 viewpoints agreed with the LBL allow a range of views that different viewers would experience across the study area. Some of the viewpoints are located on important thoroughfares, while some are on minor streets where local residents are more likely to be the principal receptors.
- 2.65 In this HTVIA, the sensitivity of receptors (whether for townscape or visual effects) is described as 'high', 'medium', 'low' or 'negligible'.

### The magnitude of change to townscape and visual receptors

- 2.66 The magnitude of change for townscape and visual impact assessments is considered to be a combination of (i) the size and scale of the potential impact; (ii) the geographical extent of the area affected; and (iii) the duration of the impact of the Proposed Development in operation and its reversibility. These are quantitative factors which can generally be measured. In considering new development in urban contexts, the duration of the impact is generally considered to be permanent and non-reversible for the purposes of assessment.
- 2.67 The magnitude of change in relation to visual receptors, can be determined by considering AVRs of the Proposed Development set into its context, which indicate its scale and visibility. The magnitude of change is largely a quantitative, objective measure of the impact of the Proposed Development as shown in the AVRs (whether 'wireline' AVRs or 'rendered' AVRs).
- 2.68 In this HTVIA, the magnitude of change for townscape and visual receptors is described as 'high', 'medium', 'low', 'negligible' or 'no change'.

	Sensitivity of receptor to change				
		High	Medium	Low	Negligible
Magnitude of change owing to the Proposed Development	High	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Low	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible
	No Change	No Change	No change	No change	No change

Table 2.1: Classification of the Significance of Effects

### Classifying the significance of effects

- 2.69 The significance of heritage, townscape and visual effects is established by combining judgements about the sensitivity of the receptors affected with judgements about the magnitude of the change, in order to identify the potential effect. Thereafter, the mitigation and/or enhancement achieved through design is considered, giving rise to a residual, or overall effect.
- 2.70 Table 2.1 below summarises how judgements about receptor sensitivity and magnitude of change are combined to establish the significance of potential townscape and visual effects.
- 2.71 The terms used in the table are defined below:
- Major effect: where the Proposed Development could be expected to result in a substantial improvement or deterioration to receptors. For the purposes of this HTVIA, major effects are considered significant and therefore material in planning terms;
  - Moderate effect: where the Proposed Development could be expected to result in a noticeable improvement or deterioration

- on receptors. For the purposes of this HTVIA, moderate effects are considered significant and therefore material in planning terms;
- Minor effect: where the Proposed Development could be expected to result in a perceptible improvement or deterioration on receptors. For the purposes of this HTVIA, minor effects are not considered significant;
- Negligible: where no discernible improvement or deterioration is expected as a result of the Proposed Development on receptors; and
- No change: where no change is expected as a result of the Proposed Development on receptors.

### Establishing the qualitative nature of effects

- 2.72 Once the significance of the potential heritage, townscape or visual effect has been classified, consideration is given to the extent mitigation and/or enhancement has been achieved through design and whether the qualitative nature of the residual effect is, therefore, 'beneficial' or 'adverse'.

### Beneficial effects

- 2.73 Beneficial heritage, townscape and visual effects occur when the Proposed Development would give rise to an improvement in heritage setting, townscape or view quality and the visual amenity of the viewer owing to:
- enhancement of the townscape quality or setting of an individual heritage asset,
  - enhancement or reinforcement of the key characteristics of the townscape character areas; and/or
  - the introduction of features or elements of high design quality, which enhance the existing character and visual enjoyment.

### Adverse effects

- 2.74 Adverse heritage effects, owing to change in the setting of an asset, occur when a Proposed Development is of a form or architectural design which detract from the setting and the significance of a heritage asset, as set out in Chapter 16 of the NPPF.
- 2.75 Adverse heritage, townscape and visual effects occur when the Proposed Development would give rise to deterioration in townscape or view quality and the visual amenity of the viewer owing to:
- harm to the townscape quality; harm to the key characteristics of townscape character areas, if applicable; and/or
  - the introduction of features or elements of poor design quality, which detract from the existing character and harm visual enjoyment.
- 2.76 It is possible for the qualitative effects identified in this HTVIA to be finely balanced between beneficial and adverse effects. This may occur, for example, where some detailed design aspects of the Proposed Development are not discernible owing to distance, while other qualitative aspects, such as the silhouette of the building, can still be appreciated. Where a fine balance occurs in the qualitative assessment, it is explained in the narrative of the relevant assessment and will be described as a 'neutral effect'. The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader.
- 2.77 Neutral effects may also be identified in respect of heritage assets where the setting of the heritage asset changes owing to a Proposed Development, but its heritage significance is unaffected.
- 2.78 Qualitative Beneficial and Adverse findings are not applied to significance classifications that are found to be Negligible or to represent No Change.

### Overall significance ratings

- 2.79 The heritage, townscape and visual effects of the Proposed Development are subsequently given a rating which refers to both the classification of significance of the effect and whether it is beneficial or adverse, after mitigation and/or enhancement through design have been taken into account. These overall effects are referred to as 'residual' effects. Examples of residual townscape and visual effects in this HTVIA include: major and beneficial; moderate and beneficial; minor and beneficial; major and adverse; moderate and adverse; minor and adverse; negligible; or no change, in accordance with Table 2.1 above.
- 2.80 Residual effect ratings should not normally be converted into statistics; it is the narrative assessment of each effect that should be taken into account by decision makers. The narrative approach to assessment is supported by both the GLVIA (2013) and Historic England in their 'Good Practice in Planning Note 3: The Setting of Heritage Assets' (second edition, 2017). The latter notes that scoring systems have a role to play but should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the effects on receptors.
- ### Cumulative effects
- 2.81 In addition to assessing heritage, townscape and visual effects arising from the Proposed Development in isolation, this HTVIA also considers the effects of the Proposed Development when assessed in combination with other Committed Developments. Committed Development includes development currently under construction or development in receipt of a planning consent. The committed developments assessed in this HTVIA are those agreed with the LBL, through the Scoping Process, which have the potential to give rise to significant cumulative heritage, townscape or visual effects in combination with the Proposed Development. The Committed Developments agreed to be assessed in this HTVIA, are listed and illustrated in Appendix 2.
- 2.82 The significance ratings given for cumulative effects refer to the contribution of the Proposed Development to the overall effect, in combination with relevant Committed Developments. Those

schemes which have been consented have been accepted as appropriate in their urban context through the operation of the planning process. Where the cumulative effect is substantially different to that of the Proposed Development in isolation, the individual contribution of the Proposed Development to the cumulative effect will be made clear in the assessment text.

### Design development, including opportunities for mitigation and enhancement

- 2.83 The purpose of the iterative process of design development, including consultation with local authority officers, local interest groups and others, is to produce an optimum scheme which avoids, or reduces to a minimum, potentially harmful effects on the setting of heritage assets and adverse effects on the townscape or visual amenity. A successful design process, therefore, ensures that mitigation measures do not need to be added at a later stage as they are intrinsic to the design itself. Furthermore, many urban development Proposed Developments provide an opportunity to enhance the existing townscape through sensitive and high quality design. This is because the existing urban form represents a palimpsest of built fabric, developed over time, to which new development can often contribute positively. The degree of enhancement achieved through high quality design is an important factor in determining the overall residual effect of the Proposed Development.

### Consultation

- 2.84 Consultation on the proposed Scheme Changes with the LBL occurred over a number of pre-application meetings, as set out in the main ES. During the scoping process, the authors of the HTVIA communicated with LBL officers to agree the viewpoints from which to assess the Proposed Development and to raise relevant queries and clarifications.

### Assumptions and limitations

- 2.85 This method of assessing townscape, visual and heritage effects includes some assumptions and limitations which the reader should be aware of:
- AVRs assessed in this HTVIA cannot cover every possible view of the Proposed Development. They represent a broad spread of views from publicly accessible places, however, and are considered to proportionately illustrate the likely effects of the Proposed Development.
  - AVRs are a two-dimensional medium with a limited field of view, and cannot therefore fully represent the experience on the ground, since human beings experience urban environments in three dimensions. Ideally decision makers should visit the Site and its surrounds as the authors of this document have done.
  - Photorealistic AVRs are a useful tool for assessment, but there is a degree of professional judgment made by the visualisation specialists in the artistic representation of materials and the effects of weather conditions, daylight and distance etc. The detailed methodology used by visualisation specialists AVR London to produce the AVRs is included in the appendices to this HTVIA.
  - Assumptions have been made in the HTVIA about the susceptibility of particular groups of people to visual changes in the urban environment and the types of people at particular viewpoints. These assumptions have been based on professional judgment but inevitably have limitations because in reality the responses of individuals are varied and not all can be covered in the assessment.
  - Referring to the environmental significance of heritage effects of the Proposed Development in EIA terms, creates the possibility of confusion with the assessment of the effects of the Proposed Development on the significance of heritage assets, as required by the NPPF. For this reason, the effects on heritage assets identified in this HTVIA, are expressed both as EIA effects and as NPPF effects.

## 2 | Methodology of Assessment

### Preparation of Accurate Visual Representations

- 2.86 The Accurate Visual Representations (AVRs) of the Proposed Development produced by visualisation specialists AVR London are appropriate for assessment of townscape and visual effects in urban environments, and follow the methodology set out in Appendix C 'Accurate Visual Representations' of the London View Management Framework SPG. In theory their images could be cropped if necessary to show a 50mm lens on a 35mm camera which is the Landscape Institute's current guidance, but it should be noted that this would take the images' Field of View from 73.4 to 39.6 degrees, quartering the images' content. In local views, in particular, this Field of View would be counter-productive, in that the context in which the Proposed Development is to be built would be much less visible. The approach taken by AVR London to photography is considered the most appropriate to illustrating the Proposed Development in context.
- 2.87 AVR London's detailed methodology for producing AVRs is included in Appendix 1 of the HTVIA.

Section 3

# **Historic Development of the Site and Surroundings.**

### 3 | Historic Development of Site and Surroundings

3.1 The following history draws on the ES prepared to support the previous application on the Site. That history was authored by Ettwein Bridges Architects and we acknowledge their work here. It is not considered proportionate to update the historical baseline substantially.

#### General History of the Area:

3.2 Prior to the Norman Conquest of 1066, the ancient settlement of Lee was held by a Saxon named Aluuin, under King Edward the Confessor. Following the Conquest, when lands and property were seized, the Manor of Lee passed to Odo, Bishop of Bayeux, Earl of Kent and half-brother of William the Conqueror. The Domesday Survey of 1086 describes Lee as a small area of cultivation set in extensive woodland.

3.3 Lee remained a small rural settlement throughout the mediaeval period. The manor was exchanged several times until it was transferred to King Henry VIII in 1512 in exchange for other lands in Leicestershire, where it remained until 1631 when King Charles I granted it to Ralph Freeman, Lord Mayor of London in 1633. The manor remained with the family until 1798 when Lewis Thomas, second Baron Sondes sold Lee to Sir Francis Baring, the merchant and banker who lived in the manor house, the present day public library on Old Road, from 1797 to 1810. The manor house and grounds were eventually sold in 1901 by the great-grandson of Baring - 1st Earl of Northbrook to the London County Council and the Metropolitan Borough of Lewisham for £8,835 and is now the local public library.

3.4 By the late seventeenth century the area was attracting wealthy city merchants who built large houses on and around the main road from Lewisham to Lee. Most of these grand houses have been demolished with the exception of the Manor House and Pentland House on Old Road which was built in the 1690s by John Smith.

3.5 John Rocque's map of 1746 clearly shows the dispersed nature of Lee with small groups of properties strung along the Eltham to Lewisham Road and concentrations around the present day Old Road and Lee Green junction at the north end of Burnt Ash Lane - present day Burnt Ash Road. In the centre of the wide junction was a small area of green. The



Figure 3.1 Rocque Map, 1746  
Source: Layers of London



Figure 3.2 OS Mapping, 1872  
Source: Groundsure



Figure 3.3 OS Mapping, 1896  
Source: Groundsure

name Burnt Ash is believed to refer to the activities of the charcoal burners in the woods to the south of Lee during the eighteenth century.

3.6 Immediately to the north east of Lee Green was Sir Gregory Page's (c. 1695 - 1775) Wicklemarsh Estate. It contained a large Palladian mansion designed by the architect John James in 1723 set within 80 acres of extensive grounds, with broad formal avenues of trees to the south and to the north towards Blackheath Common on a scale rivalling Le Nôtre's work at Greenwich to the north. Wicklemarsh Manor, which dates back to the time of the Domesday survey, was once owned by the successful merchant and philanthropist Sir John Morden (1623 - 1708) who also established a hospice for poor merchants at Morden College in 1695. The estate was then purchased in 1783 by the wealthy timber merchant John Cator who demolished the mansion house and gradually sold off the land for speculative development. The southern boundary of the former estate ran along the line of the present-day Eltham Road.

3.7 In the early nineteenth century Lee Green was surrounded by small cottages, a windmill on the eastern side and the Tiger's Head Inn which originated as a coaching and mail inn from the early eighteenth century. Sporting activities on the green included boxing matches, horse racing, cricket matches and foot racing. In the 1820s, the main road from Lewisham to Eltham was diverted further to the north of the manor house - possibly influenced by the Lord of the Manor. Crutchley's map of 1829 shows the new bypass and the existing Old Road which ran just to the north of the manor house.

3.8 There is some confusion about the origins and location of the original Old Tiger's Head, it is believed that the pub was originally built prior to 1730 on the site of the present New Tiger's Head on the east side of the green before being rebuilt on its current site on the north side of the green between 1750 and 1770 and then rebuilt in its present form in 1896.

3.9 The New Tiger's Head is referred to on a schedule of deeds dated 19th April 1839 between Sir Benjamin Charles Stephenson and Alexander Milne. It was situated at the end of a terrace of four cottages known as Prospect Terrace - three of which remain today as nos. 161-163 Lee Road, the local post office and nos.



Figure 3.5 OS Mapping, 1916  
Source: Groundsure



Figure 3.6 OS Mapping, 1949  
Source: Groundsure

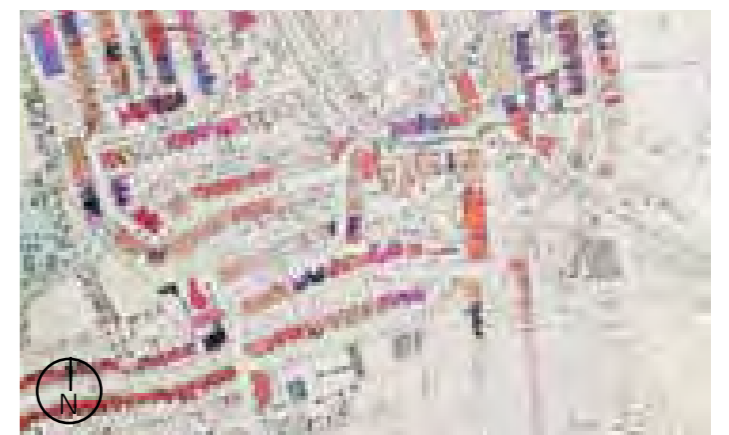


Figure 3.4 Bomb Damage Map, 1945  
Source: Groundsure

### 3 | Historic Development of the Site and Surroundings

165-167, a hairdressing salon. In 1868 it was known as the Tiger's Head Inn and in 1875 the Tiger's Head Tavern. The present building dates to the end of the 19th century, possibly rebuilt in response to the Old Tiger's Head rebuild.

3.10 The Lee Parish tithe map of 1834 and the Eltham Parish tithe map of 1839 show how little the area had been developed by the mid-19th century. Caution is needed when interpreting these maps as they only showed the land and buildings within each parish – they must be read together. With the boundaries running down the middle of Eltham and Lee Roads, it can appear that there were no buildings on the other side of each road. The main concentrations of buildings were the houses and gardens stretching west along the present-day Lee High Road, the properties on the east side of the green, the houses built on the Dacre House lands and Lee Green farm to the south of the green on the site of the present day Leegate Centre.

3.11 In 1866 the Lee Railway Station opened on Burnt Ash Hill on the new Dartford Loop Line between Hither Green and Dartford. This provided the impetus for rapid development of the former agricultural lands around Lee for city worker suburban housing, in particular on the west side of Burnt Ash Road. This was managed in the mid to late nineteenth century by the Baring and Northbrook families. 23 The 1867 Ordnance Survey map shows the area just before the main phase of development with shops and villas lining the north end of the Burnt Ash Road and a new street of terraced housing on present day Brightfield Road. The 1896 Ordnance Survey map records the development extending westwards around the grid of pre-planned streets and by the time of the 1916 Ordnance Survey map the majority of vacant land to the west of Burnt Ash Road had been developed.

3.12 The east side of the Burnt Ash Road was in the possession of the Crown Estate. Plans dating from 1860 show the land consisting of open fields to the south of Lee Green Farm which was situated in the north apex of the site adjacent to Lee Green. The plans indicate the proposed layout of new roads and a mix of semi-detached and detached houses, but later Ordnance Survey maps suggest that the proposals were not adopted. The 1875 edition shows very little change to the area but the 1896 edition shows detached and semi-detached houses lining the east side of Burnt Ash Road as far south as the railway line and beyond. Leyland Road is shown



Figure 3.7 OS Mapping, 19451  
Source: Groundsure



Figure 3.8 OS Mapping, 1969  
Source: Groundsure



Figure 3.9 OS Mapping, 1972  
Source: Groundsure

running parallel to Burnt Ash Road lined with semi-detached houses and Osberton Road and Dorville Road run at right angles east-west. The site of the former Lee Green Farm is shown demolished and replaced by shops lining the ground floor street front with an access point on the Eltham Road leading to Carston Mews to the rear. The buildings at the apex were three stories in height with shops at ground floor level with residential and offices over.

3.13 Very different in scale and character were the villas built on either side of the Eltham Road. The 1867 Ordnance Survey shows Tudor House which was built between 1834-60, Eltham Place laid out at the same time, and an additional four villas further to the east on the south side of the road – all set in spacious ground some distance back from the road. The 1896 OS map shows the new villas set in spacious grounds on the north and south side of the Eltham Road and Tudor House with its grounds extending to the newly laid out Leyland Road. The fields on the west side of Burnt Ash Road were built over with parallel roads (Taunton, Effingham, Handen and Micheldever) lined with a mixture of semi-detached and terraced housing. The land around the Quaggy brook was left undeveloped due to its tendency to flood and was joined to the grounds of Manor House.

3.14 London County Council Minutes dated February 1898 describe a new sub-station being erected in a house in Lee High Road adapted for the purposes of a fire brigade and held on a 21-year lease with the option of terminating the lease after either 7 or 14 years. The minutes record the chief officer's expressed concerns that the station was insufficient for the needs of a rapidly developing community and recommended that the sub-station be converted into a fire engine station. These concerns may have partly prompted the construction of a new fire station at 9 Eltham Road in 1906.

3.15 The station was designed by the Fire Brigade Branch of the London County Council Architects Department and formerly opened on 13 December 1906 by Lewen Sharp of the Fire Brigade Committee of the LCC. It consisted of three storeys, an attic and a basement and was constructed in red brick in the Arts and Crafts style. Three detached fireman's cottages were built immediately to the north of the station. The station was listed on the 8th June 1973. 24 A Police Station was built on the western side of the junction on the south side of Lee High Road. The architect was the prolific John Dixon Butler, and is instantly



Figure 3.10 OS Mapping, 1985  
Source: Groundsure



Figure 3.11 OS Mapping, 1991  
Source: Groundsure



Figure 3.12 OS Mapping, 2003  
Source: Groundsure



### 3 | Historic Development of the Site and Surroundings

recognisable from his characteristic Free Classical design, although here a little more restrained.

3.16 By the turn of the twentieth century most of the fringes of the former village green had been built up, reducing it to little more than a busy traffic intersection for horses, carts and trams, which arrived in c.1906. Contemporary photos record the mix of shops, public houses, restaurants and houses on the streets radiating from the green.

3.17 The London County Council bomb damage maps of the mid-1940s record extensive damage to many of the properties in and around Lee, but very minor damage to the properties on the east side of Burnt Ash Road and the south side of the Eltham Road.

#### The Site

3.18 A farm of 160 acres, owned by the Crown, is believed to have existed on the site currently occupied by the Leegate Centre since at least 1500. The earliest detailed map reference is the 1834 tithe survey which describes the farmyard as a house, buildings, yard and open fields owned by George Bradshaw and occupied by Sarah Coleman. An early drawing shows what is believed to be the farm though its date and author are unknown.

3.19 The 1860 Crown Estate Plan and the 1867 Ordnance Survey map show the complex of farm buildings in far greater detail. The main farmhouse was constructed in brick and located to the north of the site overlooking the Eltham Road. To the south east of the farmhouse there was a yard surrounded by timber barns and outbuildings and a gateway to the north leading onto the Eltham Road. However, the 1867 map shows a long brick building to the north of the farmhouse which is not present on the 1860 map.

3.20 There is very little change to the layout of the buildings by the time of the second edition OS map of 1875 but by the third edition of 1896 the farm has been demolished and replaced by the shops and houses on the north end of Burnt Ash Road and the shops, houses and Carston Mews adjacent to the Eltham Road.

3.21 By the late 1950s proposals were being submitted to LB Lewisham by the architects Clark Barker & Partners to redevelop the Site into a mixed use residential and commercial centre on behalf of Rushey Development Company.

3.22 The historic planning files, including plans, correspondence and officer's reports relating to the original Leegate Centre development have recently been misplaced by Lewisham Council. The only plans that survive are those stored on microfiche in the LB Lewisham Building Control but are of very poor quality.

3.23 The redevelopment of the Site involved the demolition of the terraced shops at the north-east end of Burnt Ash Road, including Barclay's Bank at the apex of the site and the houses to the south. The shops on the south side of Eltham Road adjacent to the cross roads were likewise demolished in addition to the properties within Carston Mews and the adjacent nursery.

3.24 Proposals for the redevelopment of the site were first submitted to the Council in 1957 by the architects Clark Barker & Partners, on behalf of Rushey Development Company. They included plans for a mixed use residential and commercial centre.

3.25 In summer 1959 permission was granted for the development. However, by 1961 the London County Council (LCC) brought forward proposals to widen Eltham Road, with a flyover proposed across Lee Green crossroads to facilitate vehicle movement. In response to the flyover proposal, the architects revised the design, moving shops to the west on Burnt Ash Road, with a large department store proposed at the corner of Eltham Road and Leyland Road.

3.26 Several iterations of the proposal followed through the early 1960s, but by March 1962 the LCC town planning committee had recommended refusal of a version of the scheme including a 16 storey tall building, on the grounds that the size of the shopping offer was inappropriate given the proximity of Lewisham town centre, and that Lee Green was a local shopping centre. After several further iterations prepared by Clark Barker & Partners, the scheme finally received consent from Lewisham Council in 1964, though an application to deviate from this consent and convert the hotel element to a hostel, with an additional storey, followed in 1966. The centre was finally built from 1967, while in 1977 permission was granted to change the hostel use to offices.

### 3 | Historic Development of the Site and Surroundings



Figure 3.13 Looking from the Old Tiger's Head Pub south-east across the Lee Green junction towards Barclay's Bank. The bank and group of shops in this image are no longer occupied by the Leegate Centre.



Figure 3.14 Looking south on Burnt Ash Road. The Site is to the left.



Figure 3.15 Looking north on Burnt Ash Road towards the Lee Green junction.



Figure 3.16 Lee Green, 1905. Looking north on Lee Road, the Old Tiger's Head to the left (west) and New Tiger's Head to the right (east).

Section 4

**Site Description and Current  
Context.**

## 4 | Site Description and its Current Context

### Overview

- 4.1 The Site is formed by a trapezoidal shaped urban block, bounded by Eltham Street to the north, Burnt Ash Road to the west, Leyland Road to the east and Carston Close to the south. It is occupied by the Leegate Centre, an early 1960s mixed used development with retail at the lower floors and residential apartments above. The Site consists generally of a plinth of two to three storeys with accents of five storeys and a taller building - Leegate House - of eight office storeys, with a lift overrun taking the ultimate height to nine storeys.
- 4.2 Leegate House is located at the north part of the Site, but addresses Burnt Ash Road rather than the Tiger's Head junction at Lee Green. The north-west, south-west and south-east (including the Site) quadrants of the junction are located within the LBL, while the north-east quadrant (east of Lee Road and north of Eltham Road), is located in the RBG.
- 4.3 The Leegate Centre is organised around a central public route that leads to a public 'square' in the north-east corner of the Site. The square is poorly defined, being fronted only on its southern and western edges, and otherwise opening up onto Eltham Road and Leyland Road. The Site includes several east-west access routes, and an east-west pedestrian link close to the centre of the Site. Ground floor retail uses address this space, but there is a significant amount of blank frontages on the Site in general.
- 4.4 There are no listed or locally listed buildings located within the Site boundary, and it does not fall within the boundary of a Conservation Area. The boundary of the LBL's Lee Manor Conservation Area is located within approximately 70m of the Site to the south west, taking in the south side of Effingham Road and the west side of Burnt Ash Road. LBL's Blackheath Conservation Area is located to the north, its boundary coming within approximately 575m of the Site. RBG's Blackheath Park Conservation Area is closer to the Site, extending as far south on Lee Road as Meadowcourt Road, approximately 200m from the Site boundary. Although non-designated, LBL's Lee Green Area of Special Local Character is focussed on the junction. Its boundary comes within 30m of the Site across Burnt Ash Road.

- 4.5 To the south-east, the neighbouring Leybridge Estate includes three eleven storey point blocks set in green space. To the immediate south of the Site an additional eleven storey block - Merridale - is located on Carston Close. The remainder of the context is principally of between two and four storeys in height.

- 4.6 The structure of the site, broadly splits into three elements, on the basis of east-west routes through:

- A. Leegate Centre (north)
- B. Leegate Centre (south)
- C. Leegate Carpark

#### Leegate Centre (North)

- 4.7 The northern portion of Leegate Centre is constructed in mixed brick and comprises of a two storey plinth around a courtyard, which is used for servicing the building and accessed along the western edge.
- 4.8 The very northern element of the building is recessed, which creates a triangular shaped open space which is currently paved with several trees and benches. Its location at the intersection between Eltham Road and Burnt Ash Road creates a relatively noisy and hostile environment.
- 4.9 The northern elevation of the building, running north west to south east along Eltham Road, is two storeys in height and consists of ground floor retail with residential use above. This fronts onto a wide pavement with several street trees. A four storey block site behind this provides further residential accommodation. This two storey portion of the building extends along its eastern facade, with ground floor retail uses fronting a hardscaped square.

- 4.10 The southern element of the building is also two storeys in height, though has a staggered frontage which creates a wider open space onto the pedestrian access route through the shopping centre. Finally, along its western edge, this rises to eight storeys, staggering down to three storeys to the north.

#### Leegate Centre (South)

- 4.11 The southern element of Leegate Centre has a fairly rectangular shape and is also constructed in a mixed brick and sits on a two storey plinth with ground

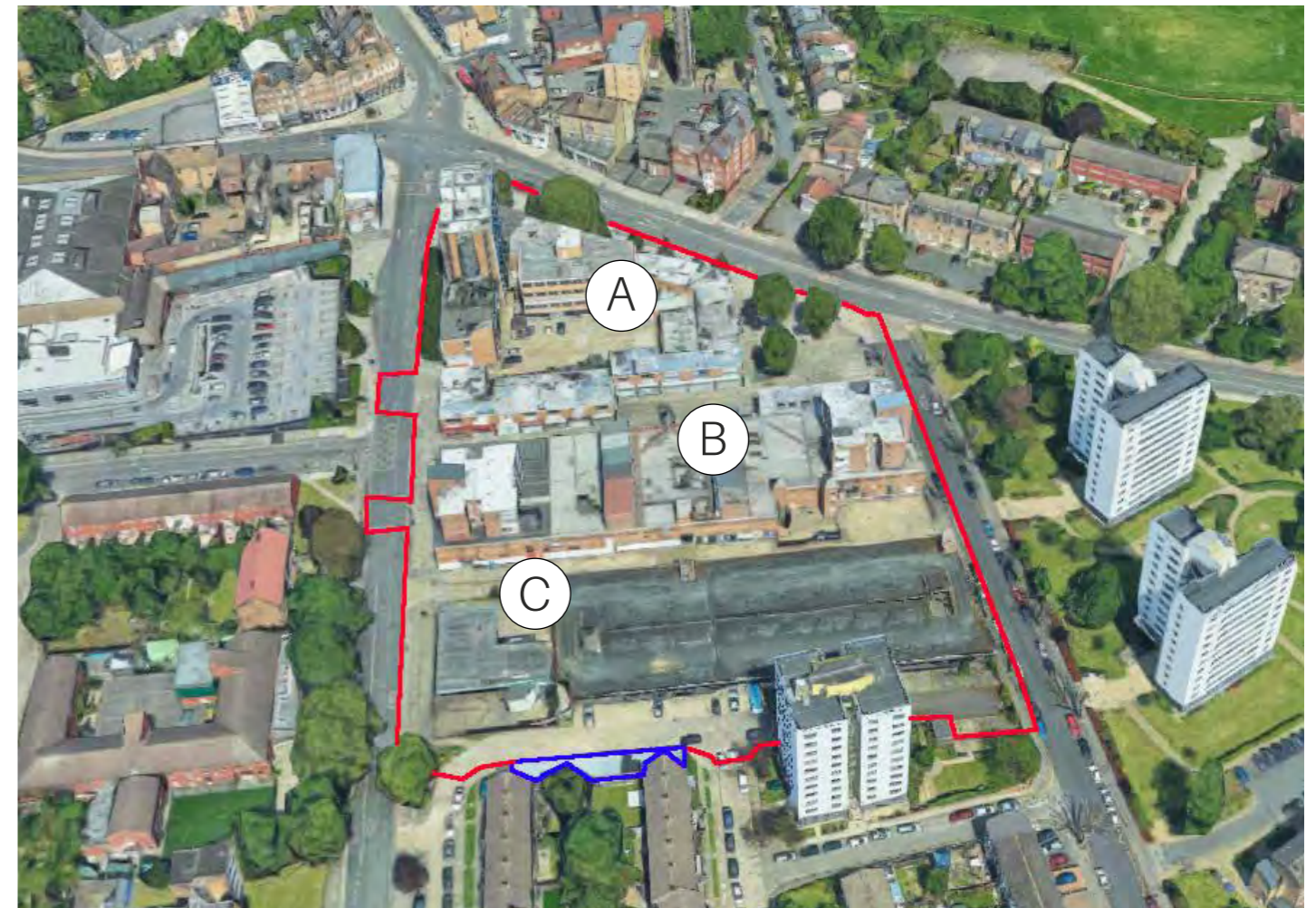


Figure 4.1 Aerial view of the site and its surroundings. The development site is outlined in red. The three elements 'A, B, C' which comprise the structure of the Site are annotated.

- 4.12 The eastern facade has a closed frontage at ground floor level and has a set back element of five storeys. The western facade mirrors this, but with a partially commercial ground floor. Finally, the southern edge of the building is a blank facade used for servicing the building.

#### Leegate Carpark

- 4.13 The majority of this portion of the Site is occupied by a rectangular plan, two storey carpark. The carpark is open at first floor level and accessed from Leyland Road to the east. The building's large plan in incongruous with its surroundings particularly the terrace housing to the south. It limits permeability and creates a poor quality environment.
- 4.14 To its west, also within the Site boundary, is a car wash, accessed via Burnt Ash Road.

## 4 | Site Description and its Current Context



Figure 4.2 Leegate House, from Burnt Ash Road, looking south towards the junction.



Figure 4.3 Looking south on Lee Road, towards Leegate House. The flank elevation of Leegate House faces the junction.



Figure 4.4 Central pedestrian walkway through Leegate Centre



Figure 4.5 Looking south towards Leegate Centre Carpark, from Leyland Road



Figure 4.6 Looking towards the south-east corner of the existing building on Leyland Road



Figure 4.7 Looking south towards Leegate Centre from Eltham Road.

## 4 | Site Description and its Current Context

### The Context - Tigers Head Junction

- 4.15 The immediate context to the north of the Site includes the broad Lee Green junction, whose form and shape is influenced by its historical use as a village green, which as set out in more detail in Section 3 of this HTVIA. The depth of the junction from north to south, was emphasised further when the Leegate Centre, including Leegate House, was built in the post-war period, stepping back from the building line established on the south-east quadrant of the junction in the nineteenth century. The form of development on and around the junction was heavily influenced by the importance of the east-west route into London currently known as Eltham Road/ Lee High Road, as well as the presence of the River Quaggy to the north, which in the present day runs easily unnoticed south-west to north-east, slightly north of the junction.
- 4.16 While nineteenth and early twentieth century development has been lost completely from the south-east quadrant of the junction (where the Site building is located) and partly from the south-west quadrant (where the Grade II listed Police Station is located), there is a considerable concentration of commercial buildings of this era on the north side of Eltham Road/ Lee High Road, both east and west of Lee Road. Varying between 2-4 storeys in height, and largely though not exclusively in brick, these buildings all address the pavement with commercial ground floor uses and residential uses above. The photographs in this section of the report illustrate the relatively diverse architectural approaches taken to the late nineteenth and early twentieth century developments at the junction.
- 4.17 Further beyond the concentration of commercial buildings at the junction, the architecture is domestic in scale and use and steps back from the pavement edge. Thus, the houses on the west side of Lee Road north of Meadowcourt Road, or on the north side of Eltham Road, east of Meadowcourt Road, are set back in garden spaces, allowing a semi-private transition between the street and the dwelling. This change in the townscape, helps to define the commercial core of the junction, in relation to its more domestic hinterland.
- 4.18 The junction at Lee Green has not been designated as a heritage asset, although it has in the past been suggested as a potential conservation area, a

designation which would be partly complicated by the junction falling across two boroughs, namely LBL (to the west) and RBG (to the east). The junction does, however, have a distinct identity and character. RBG has taken the approach of identifying individual buildings on the east side of the junction as non-designated assets (locally listed buildings) while LBL have taken the approach of identifying a non-designated Area of Special Local Character on the west side of the junction, which captures buildings which contribute to the distinct character of the junction, including the Grade II listed Police Station, and the locally listed Old Tiger's Head Public House.

- 4.19 The Old Tiger's Head, along with the New Tiger's Head Pub opposite, mark the east and west sides of the junction between Lee Road and Eltham Road/ Lee High Road, and contribute significantly to the distinct character of the place. The municipal Edwardian Police and Fire stations, the only designated heritage assets at the junction, effectively book-end the east and west sides of the distinct junction character. Set between these most prominent buildings on the junction are other structures which nevertheless contribute to the character of the junction as a whole, including Nos. 1-5 Eltham Road (just East of St Peter's Court), and the finer grain of two storey commercial/ domestic buildings both between the New Tiger's Head Public House and St Peter's Court, and just east of the Police Station on Lee High Road. All of the designated and non-designated heritage assets at the junction are considered in detail in Section 6 of this HTVIA.



Figure 4.8 The Old and New Tiger's Heads Pubs (left and right) are the most prominent buildings on the north side of the Lee Green junction.



Figure 4.9 The former Police Station (Grade II), signals the beginning of the commercial/municipal character of the junction for those travelling west-east.



Figure 4.10 The Fire Station (Grade II), signals the beginning of the commercial/municipal character of the junction for those travelling east-west.

## 4 | Site Description and its Current Context



Figure 4.11 The historical development of the junction leads to its considerable depth, as shown here in a view looking north towards the Old Tiger's Head Pub, which faces the junction diagonally.



Figure 4.12 Commercial buildings in stock brick, often with red brick or terracotta dressing, form part of the character of the junction on both its east and west sides.



Figure 4.13 The buildings on the junction are often interspersed with lower building which nevertheless contribute to the character in its entirety.



Figure 4.14 The River Quaggy cuts through under Lee Road, creating a break in the street-scape.



Figure 4.15 The River Quaggy is an important, though less visible, contributor to the form and development of the townscape north of the Lee Green junction.



Figure 4.16 Looking south towards Leegate Centre from Lee Road, with characterful commercial development in the foreground.

## 4 | Site Description and its Current Context



Figure 4.17 Panoramic view looking north towards the Lee Green junction from the south-west, on Burnt Ash Road



Figure 4.18 Panoramic view looking north towards the Lee Green junction from the south-east, on Eltham Road.



## 4 | Site Description and its Current Context

### The Context - south of Eltham Road

- 4.20 Notwithstanding the presence of the Police Station and lower nineteenth century buildings close to it on the south side of the junction, the late nineteenth and early twentieth century character, and grain, changes quite radically to the south more generally. This is owing in principal to the development of the Leegate Centre in the post-war period, removing the nineteenth century commercial development which until that point has addressed the south-east quadrant of the junction, and formed the east side of Burnt Ash Road (as illustrated in historic photographs in Section 3 of this HTVIA).
- 4.21 Other developments on the south side of the junction, including the Leybridge Estate to the east beyond Leegate Centre, and the Sainsbury's development close to the Police Station, have also substantially affected, the earlier character of the place. Unlike the developments to the north, these later developments do little to assist with the reading of the historical grain or pavement facing commercial nature of the junction, and do not contribute to the setting nor to the significance of the non-designated junction.



Figure 4.19 Looking towards the Site from the South.. The redevelopment of the area south of the Site, and south of Eltham Road/Lee High Road in general, has created a townscape which tends not to respond to the historic grain or character of the Place (excepting the Lee Manor Conservation Area, to the south-east of the Site, which meets Burnt Ash Road at Eppingham Road)

## 4 | Site Description and its Current Context

### The Wider Context

- 4.22 Since the Proposed Development would include tall buildings, potentially visible over a wider area, it is appropriate to consider sensitive aspects of the wider context, from which the Proposed Development could be visible. These are discussed below.

#### Manor House Gardens

- 4.23 Manor House Gardens is a well maintained and used municipal park, approximately 500m west of the Site. The gardens were laid out to provide a pastoral context for Lee Manor House, erected in the 1770s, and much of the original 18th and 19th century layout of the gardens remains, with a large ornamental pond to the south being a principal feature.
- 4.24 The likely effects of the Proposed Development on Manor House Gardens are assessed more formerly in the following chapters of this HTVIA.

#### Blackheath

- 4.25 Blackheath is a large open area approximately 1.5km north of the Site, and set immediately south of Greenwich Park. The openness of Blackheath allows wide views to the south, beyond the perimeter provided by eighteenth and nineteenth century on its southern boundary. It has historically been a meeting place and falls partly with the LB Lewisham, and partly within the RB Greenwich.
- 4.26 The likely effects of the Proposed Development on Blackheath, as well as its role in the buffer zone of Maritime Greenwich WHS, is assessed more formerly in the following chapters of this HTVIA.

#### Eltham Palace and Gardens

- 4.27 Eltham Palace is comprises an Art Deco house, built in the mid 1930s to the designs of the architects Seely and Paget for the well known Courtauld family. The house incorporates the great hall of the medieval former royal palace on Site. It is set in 19 acres of gardens, which include the remains of the medieval palace. It is located approximately 2.75km east of the Site.
- 4.28 Set on relatively high ground, there are views from Eltham Palace Gardens towards central London which include the development Site in the foreground.
- 4.29 The likely effects of the Proposed Development on Eltham Palace and Gardens, is assessed more formerly in the following chapters of this HTVIA.



Figure 4.20 Manor House Gardens, to the west of the Site, from above



Figure 4.22 Eltham Palace and Gardens, to the east of the Site, from above



Figure 4.21 Blackheath, to the north of the Site, from above

Section 5

**The Proposed Development.**

## 5 | The Proposed Development

### Overview

- 5.1 The Proposed Development would replace the existing Leegate Centre buildings, constructed in the late 1960s. It would include a mix of retail, commercial, community and residential development, with significant areas of landscaping including an open space allowing access through to the centre of the Site from Burnt Ash Road.
- 5.2 The development consists of a number of cores within a series of blocks, grouped together as blocks A-C, as illustrated at Figure 5.1. Of these, Core A1 is the tallest, to the north-west of the site, fronting onto the Tigers Head junction at Lee Green, with other taller blocks located on Eltham Road. In general, there is a reduction in height across the site to the south. The lower blocks meeting Carston Close, Blocks B5 and C3, are of five storeys in response to the lower, more domestic scale of the area to the south. Blocks B6 and C4, which sit within the development, are lower still at 3 storeys in height.
- 5.3 The Design and Access Statement (DAS) produced by Rolfe Judd Architecture (henceforth 'the architects'), and ES Chapter 4: Alternatives Considered and Design Evolution, consider the design of the Proposed Development and how it has evolved in detail. It is not the purpose of this section of the HTVIA to set out the detailed chronology of design development, but it is useful here to set out some of the themes arising from the development of the design, where they were affected by Heritage, Townscape and Visual Impact considerations.
- 5.4 The development of the design occurred over a period of more than twelve months. It was influenced by a detailed understanding of the site and its surroundings, as well as through the history of earlier planning applications, and discussions with Lewisham Council, which had occurred when St Modwen owned the site and prior to the involvement of the Applicant. The history of earlier applications on the Site are set out in more detail in the ES. These include the St Modwen schemes submitted in 2015 (ref. DC/14/090032) and in 2018 (ref. DC/18/107468). The 2015 application scheme received a resolution to grant planning permission at Strategic Planning Committee on 17th May 2016, subject to referral to the Mayor of London, a S106 Agreement and planning conditions. The 2018 application has not been determined by LBL.

- 5.5 The current design approach has been consulted on through 12 pre-application meetings with Lewisham Council officers, including the attendance of Historic England, as well as two meetings with the GLA. Two Design Review Panel (DRP) meetings have considered the design, following presentation by the client team, while local people and local forums have also been consulted.
- 5.6 Throughout the design development process, the potential effects of the development on heritage assets, townscape character and the visual amenity of people experiencing views has been an important theme. Draft versions of this HTVIA, set out the baseline conditions of the site and surrounds and sought to understand, proportionately, the significance of any heritage assets affected, including any contribution made by their setting, in accordance with paragraph 194 of the NPPF. These draft versions of the HTVIA were shared with the client team, and therefore informed the design development process. This information was also shared, in its draft form, with consultees including officers from Lewisham Council, Lewisham Design Review Panel, and Historic England.
- 5.7 In preparing the design, the design team was also cognisant of the policy framework affecting development on the site with tall development, including policy and guidance arising from London Plan (2021) (policies D8 and D3), and from Lewisham Council documents: the Core Strategy (2011) (policy DM Policy 30); the Characterisation Study (2019); the (Regulation 18) Draft Local Plan (2020) (Policy QD4); and the Draft Lewisham Tall Buildings Study (2021). In conclusion, the Applicant's planning consultants, Knight Frank, advised in May 2020 that "the Site is in a location where tall buildings will be acceptable in-principle, as indicated within the Draft Local Plan". This conclusion was agreed by the LBL at Pre-Application Meeting 7, held on 6th May 2021:

*'Emma Gill provided a summary of the planning policy position in relation to the principle of a tall building in this location. David Syme agreed with the planning policy summary and accepted that the principle of a tall building on the Site has been established through the previous resolution to grant permission. Therefore the question is how tall a building is appropriate in this location, which will need to be justified through a design led approach.'*



Figure 5.1 Proposed Site Plan with Block Numbers  
Drawing produced by Rolfe Judd Architecture

## 5 | The Proposed Development

### Architecture, Urban Design and Landscape Strategy

- 5.8 The provision of a new piece of urban townscape, incorporating a mix of uses and improved landscaping, while replacing a poorly laid out, constructed and detailed 1960s development, has the potential to give rise to public benefits in urban design terms. The architects have sought to deliver the mix of uses in a manner which optimises the quality of the scheme, while avoiding townscape or heritage harms. This has involved recognising that the height of the Proposed Development will give rise to additional or new visibility of development in short range views close to the Tigers Head junction, in medium range views, and in longer views, and seeking design approaches which mitigate or avoid harm to views and those experiencing them, the setting and significance of heritage assets, and to the townscape more generally.
- 5.9 The 15 storey element of the Proposed Development, Block A1, would be located such that it would address the wider Tigers Head Junction at Lee Green. This is a focal point in the townscape, owing to it being the historical location of the Lee village green, and a place where commercial, civic and residential functions developed in response to it being a prominent crossing point on the route into London from the south-east. From an urban design perspective, the architects have consistently argued for a tall element to the north-west of Site which satisfactorily addresses the junction, unlike the existing Leegate House, especially given the existing building line has been set back a considerable distance from the junction itself since the 1960s. The architect's analysis, which has been supported by the Lewisham DRP, is that this is the natural location of the tallest element, and that it is important to both mark the junction and to respond to its scale and width. The scale of the space at the junction, will allow Block A1 to come to ground appropriately, and be read in shorter open views from Eltham Road, Lee High Road, Burnt Ash Road and Lee Road.
- 5.10 The Eltham Road frontage of the Site is located on the principal east-west route through Lee Green, where there is an increase in urban density. Having considered this context and relationship with buildings opposite including the Grade II listed fire station, the architect's approach has been to place some of the Proposed Development's tallest elements on this frontage, while ensuring sufficient space between them to break up the experience of scale on the frontage into a number of 'pavilion' like elements. Thus Block A3 is of 10 storeys, but set east of the taller Block A1, with a mediating lower element set back between them. Block B2, to the east of A3, is initially of seven storeys, but steps up to 10 storeys to mark the corner of Eltham Road and Leyland Road.
- 5.11 Leyland Road provides a context of a different character on the east side of the site. It is a less prominent north-south route than Burnt Ash Road, parallel to the west, and is more domestic and less urban in character and scale, particularly south of the Site. At its northern end, however, it meets the more commercial Eltham Road to the north, and the Leybridge Estate, opposite to the east. The Leybridge Estate includes three eleven storey post-war tower blocks (Nos. 1-44, 45-88, and 89-132 Leybridge Court) built in the late 1950s and set within a landscaped space. Collectively, the large space and the buildings within it, are of a considerably greater scale than the more domestic environment further south. South of the Leybridge Estate, and southeast of the Site is a tree filled open space - Edith Nesbitt Pleasure Ground.
- 5.12 The prominence of the Leybridge Estate and its associated open spaces, supports a response of scale on the east side of the Site, which the architect has delivered in a series of pavilion like interlinked blocks. During the design process, officers encouraged an approach to height on the south east corner of the Site (Block B4) on the basis that in terms of heritage designations, this was one of the less sensitive parts of the site. However, the Design Review Panel (DRP) disagreed on the basis that there was limited urban design justification for height on this corner, despite the nearby locations of the Leybridge Estate and Merridale Towers. The architects engaged in significant testing of height on this corner, and have settled on a lower corner block in the Proposed Development, as submitted, following this testing process. This approach reflects the advice of the DRP with respect to height on this part of the site.
- 5.13 Burnt Ash Road (A2212) is the major route running south of the Tigers Head junction towards Lee and thereafter Bromley, and forms the longest elevation of the Proposed Development. The Proposed Development steps down from the maximum 15 storeys at the junction (Block A1) to a lower block of eight storeys (Block A2). Thereafter two further Blocks of 8 storeys, C1 and C2, form separate but related elements on Burnt Ash Road, and meet the corner of Carston Close, approximately 60m from the boundary of the Lee Manor Conservation Area, at Effingham Road, to the south.
- 5.14 Carston Close, to the south of the site, reflects post-war redevelopment and is the most domestically scaled part of the perimeter of the Site, excepting Merridale Court, which is more related to the Leybridge Estate to the east, though slightly later in origin. On the south perimeter of the site the intention of the architects has been to introduce a lower scale, in sister blocks B5 (to the east) and C3 (to the west) which are of 5 storeys. There is a north-south route through the south elevation of the Proposed Development, between the 3 storey Blocks B6 and C4, which allows pedestrian access into the heart of the site. This north-south route has been designed to be an effective continuation of the north-south section of Carston Close, to the south of the site. Residential front doors activating this frontage would replace what is currently the intimidating urban barrier of the car park at the south edge of the site, beyond the partly unmade east-west section of Carston Close. In providing this new route, the architects consider that a considerably more legible and permeable townscape will be provided allowing a connection through the site that is not currently available. This would be a considerable benefit of the scheme in urban design and townscape terms.
- 5.15 The new route through allows access to the centre of the site, where the 12 storey Block B1 is located. Block B1 is second to A1 in terms of height within the Proposed Development, and as submitted has lost taller flanking blocks to its south which had been tested through the design development process, but which were criticised by the DRP. Reducing the height of these neighbouring blocks provides B1 with more space in the new townscape the Proposed Development will provide, and allows it to be experienced without a prominent shoulder. It has been agreed with LBL that this is a better approach to Block B1, although a lower flanking block is still provided to tie in along the internal residential street which runs south to meet Carston Close.
- 5.16 Allowing Block B1 more space improves its relationship to the landscaped square to its west onto Burnt Ash Road. The townscape function of B1 is expressed through its colonnaded ground floor, while it encloses the square on its east side, and is framed in westward views between Blocks A2, to the north, and C1 to the south. The layout of the Proposed Development is designed to facilitate a more permeable site, with appropriate points of interest on the route to support the way finding of those wishing to pass through. The square is an important component of that permeability.
- 5.17 The Proposed Development also seeks to animate ground floor frontages, with active uses onto the Tigers Head junction, on Eltham Road and onto Burnt Ash Road in particular, but also on Leyland Road to the east and Burnt Ash Road to the south. Landscaping and planting will encourage pedestrian use around the site perimeter, with places to sit and play. The role of the landscape architect in the design development process has been a prominent and fundamental one. From an early stage the landscape architect sought to connect the site into its wider context by referring to the historical and existing topographical features of the area, including the former village green at the Tigers Head junction and the route of the River Quaggy which passes to the north of the junction and has been a constant, though somewhat hidden presence in the life of this part of London historically.
- 5.18 The architect's DAS sets out how the palette of materials utilised in the Proposed Development, as well as its detailed design, has been influenced the location of the Site, and in particular its relationship with the 19th and early 20th century buildings associated with the Tigers Head junction.
- 5.19 The process of design development has been informed by guidance published by Historic England in their Tall Building Note 4 (2022), as well as its earlier predecessor documents. Care has been taken to follow principles set out in this guidance for avoiding or minimising potential impacts upon the significance of heritage assets. Such principles include ensuring the design development process is informed by an in-depth understanding of the Site's character and historic significance, as well as its contextual role within the surrounding townscape.

## 5 | The Proposed Development

This consideration for local built environment seeks to ensure that the Proposed Development is appropriate in its scale, height and design, as experienced within its townscape context.

- 5.20 In addition to seeking to avoid or minimise impacts on the significance of heritage assets, in accordance with HE Advice Note 4 and the NPPF, the Proposed Development follows the LBL evidence base in seeking to build tall development at the Leegate Centre site. A plan-led approach has, therefore, been taken, alongside research to understand the place, its character and historic significance.

### Assessment of Effects

- 5.21 The following chapters of this HTVIA consider the potential impacts and likely effects of the Proposed Development on Heritage Assets (also known as heritage receptors), Townscape and Townscape Character Areas (townscape receptors) and the Visual Amenity of people experiencing views (Visual receptors).



Figure 5.2 Illustrative view of the Proposed Development looking south from Lee Road  
Produced by AVR London



Figure 5.4 Illustrative view of the Proposed Development looking north within the site boundary towards Block B1  
Produced by AVR London



Figure 5.3 Illustrative view of the Proposed Development looking from within an internal garden space  
Produced by AVR London



Figure 5.5 Illustrative view of the Proposed Development looking east towards the development across Burnt Ash Road at dusk  
Produced by AVR London

Section 6

**Assessment of Effects during  
Demolition and Construction.**

## 6 | Assessment of Effects during Demolition and Construction

### Assessment of Demolition and Construction effects during representative years

- 6.1 Likely heritage, townscape and visual effects of the Proposed Development, during the demolition, site preparation and construction phases, are considered on the basis of the following intermediate year scenarios:
- Demolition and Site set-up Stage: August 2023 – October 2024;
  - Principal Construction Stage: October 2024 – February 2027;
  - Peak Construction year: Quarter 2, 2027
  - Operational Stage: 2027 onwards.
- 6.2 The construction programme is expected to be of the order of c.4 years, and would be undertaken as a single phase development comprising of two build sequences, namely: the demolition of existing North Building and construction of Block A; the demolition of existing South Building and Car Park, and construction of Blocks B and C.
- Potential effects of the Proposed Development during these phases*
- 6.3 Practices followed during demolition, site preparation and construction phases can have visual effects on the quality of the surrounding townscape and the setting of nearby heritage assets. These practices include:
- transportation of heavy machinery and material to and from the Site;
  - ground excavation works, including excavation of basements and construction of foundations;
  - the erection of infrastructure needed for construction, including scaffolding, fixed tower cranes, mobile cranes, site lighting, temporary site offices and facilities, etc.; and
  - the construction of new buildings.
- 6.4 The effects would vary according to their temporary nature and some operations may have more perceptible effects than others. The assessments undertaken here are based on a worst-case scenario when demolition or construction activities are at their likely peak during Quarter 2 2027.
- 6.5 The significance of construction effects is related to the scale of the development being built and the assessment therefore extrapolates from the AVRs presented later in this HTVIA, as well as the Design and Access Statement Addendum and scheme drawings, which show the development in operation, to judge the likely effects that will arise from the visibility of machinery, equipment, building cores and infrastructure during construction. Unlike Operational Stage effects, which are considered to be permanent, the effects during the temporary demolition, site preparation and construction phases are considered short-term and reversible and not lasting beyond 2027, according to the anticipated construction programme. Construction effects will be controlled by the CEMP.
- 6.6 Visible demolition and construction practices are an inevitable part of the development process and are commonly seen across London, in combination with existing buildings or other townscape features. The visual receptors (people) experiencing them are not likely to consider them incongruent or totally unfamiliar to the urban context. It is recognised that some people may enjoy to observe the construction process and the machinery used for it. Unlike completed buildings of high architectural quality, however, for EIA purposes demolition and construction effects are more likely to be of an adverse nature and can vary from negligible or no-change, to minor, moderate, and in some cases, major significance.
- 6.7 The effects are likely to vary according to the distance between the receptors and the site, with those receptors located closer to the Site, or whose homes overlook it, more exposed to a higher visibility of machinery and infrastructure (e.g. scaffolding around buildings under construction) and likely to have a larger effect than those located at a longer distance (where the visibility is reduced to only the taller elements on the Site, owing to occlusion from other townscape elements). The following assessments are therefore organised according to receptors located at close, medium and long distances from the site. The effects are applicable to heritage receptors (e.g. the character and appearance of conservation areas and the setting of listed buildings), townscape receptors (e.g. character areas) and visual receptors (people experiencing views including from the viewpoints identified in this HTVIA).
- Close distance effects*
- 6.8 In the absence of mitigation, the likely effect of demolition and construction-related practices on closer townscape views (e.g. Views 2, 3, 7, 9, 11 and 13 in this report), where most infrastructure would be visible, would be **short-term, reversible, of a moderate to major significance and adverse in nature**. This effect would also apply to townscape and heritage receptors located in close proximity to the Site, including, for example, the setting of heritage assets close to the Tiger’s Head junction, and Character Area 1: Lee Green District Hub.
- Medium distance effects*
- 6.9 The likely effect on townscape views further from the Site (e.g. Views 4, 6, 8, 10 and 12), where cranes and the construction of some elements will be visible, would be **short-term, reversible, of a minor to moderate significance and adverse in nature**. This would also apply to townscape and heritage receptors located at a medium distance from the Site.
- Long distance effects*
- 6.10 The likely effect on long views (e.g. View 1, 5, 14, 15, 17, 18 and 19), where only cranes and the construction of the tallest elements are likely to be visible, would be **short-term, reversible, of a negligible to minor significance and adverse in nature**. This would also apply to townscape character areas and heritage assets at greater distance from the site.
- Mitigation*
- 6.11 According to industry best practice, the Applicant is preparing a Construction Environmental Management Plan (CEMP), to be agreed with LBL, to provide an overarching and strategic framework for the management of environmental effects and the implementation of measures prior to, and during, the demolition and construction phase of the Proposed Development. The framework will be implemented by the demolition and construction contractor appointed to the project, to minimise and mitigate actual and potential environmental effects associated with the construction.
- 6.12 The mitigation of potential construction effects is expected to follow industry best practice through the CEMP, such as the use of appropriate hoarding. It is intended that the standard hoarding height of 2.44m will be increased to break the line of sight to any residential window.
- 6.13 Site lighting would be designed to minimise light pollution on the surroundings of the Site. It will be positioned and directed so as not to intrude unnecessarily on adjacent buildings and land uses. It should not cause distraction or confusion to passing drivers on adjoining public highways.
- 6.14 Construction compounds for the Proposed Development are expected to be provided within the Planning Application Boundary and their effects on heritage, townscape and visual receptors would not be significant and would be temporary in nature.
- 6.15 **Owing to mitigation, the potential effects of demolition and construction are likely to be reduced from temporary short-term moderate to major and adverse effects, to temporary short-term minor to moderate and adverse effects.**



Section 7

# **Assessment of Effects on Heritage Receptors.**

## 7 | Assessment of Effects on Heritage Receptors

### Overview

- 7.1 This section of the HTVIA considers the effects of the Proposed Development on built heritage receptors, including conservation areas, listed buildings, non-designated heritage assets, and World Heritage Sites.
- 7.2 The assessment is in accordance with paragraph 194 of the NPPF, which notes that local planning authorities should require applicants to describe the significance of any heritage assets affected by development, including any contribution made by their setting.
- 7.3 The maps included in this section show the location of the heritage receptors assessed, in relation to the site. Potentially affected heritage receptors have been included and are considered according to their location in relation to the Site. The intention of the assessment is to be proportionate, again in accordance with guidance set out in paragraph 194 of the NPPF.
- 7.4 For each receptor (heritage asset), the assessments consider (i) the sensitivity of the receptor to change in its setting; and (ii) the magnitude of change that the receptor would experience as a result of the Proposed Development, in accordance with the methodology set out in Section 2 of this HTVIA.
- 7.5 Consideration is also given to the effect of the Proposed Development on the heritage significance of the receptor, in accordance with the NPPF, 2021.
- 7.6 Cumulative effects are also considered in accordance with the methodology.
- 7.7 Assessments made about likely effects on heritage receptors and their heritage significance are based on the Proposed Development having been completed and being in operation after 2027.

### Effects on conservation areas

- 7.8 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. The NPPF states that “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”. The major contributor to the significance of a conservation area lies, therefore, in its character and appearance within carefully defined boundaries.
- 7.9 In some cases, the setting of a conservation area, i.e. the townscape or landscape outside its boundaries, may also contribute to its significance. Examples of this are conservation areas located at the edge of a large park, which forms part of their setting, or those located by the riverside, where the river and its banks form part of their setting and add to their significance.
- 7.10 Changes to the setting may appear in views out of or from within a conservation area, but these will not necessarily affect its internal character and appearance. According to Historic England’s ‘Note 3: The Setting of Heritage Assets’ (second edition, 2017, Paragraph 5), “Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.” Hence, the AVRs included in this HTVIA can be used as a tool to gain a better understanding of the contribution a setting makes to the significance of a heritage asset.

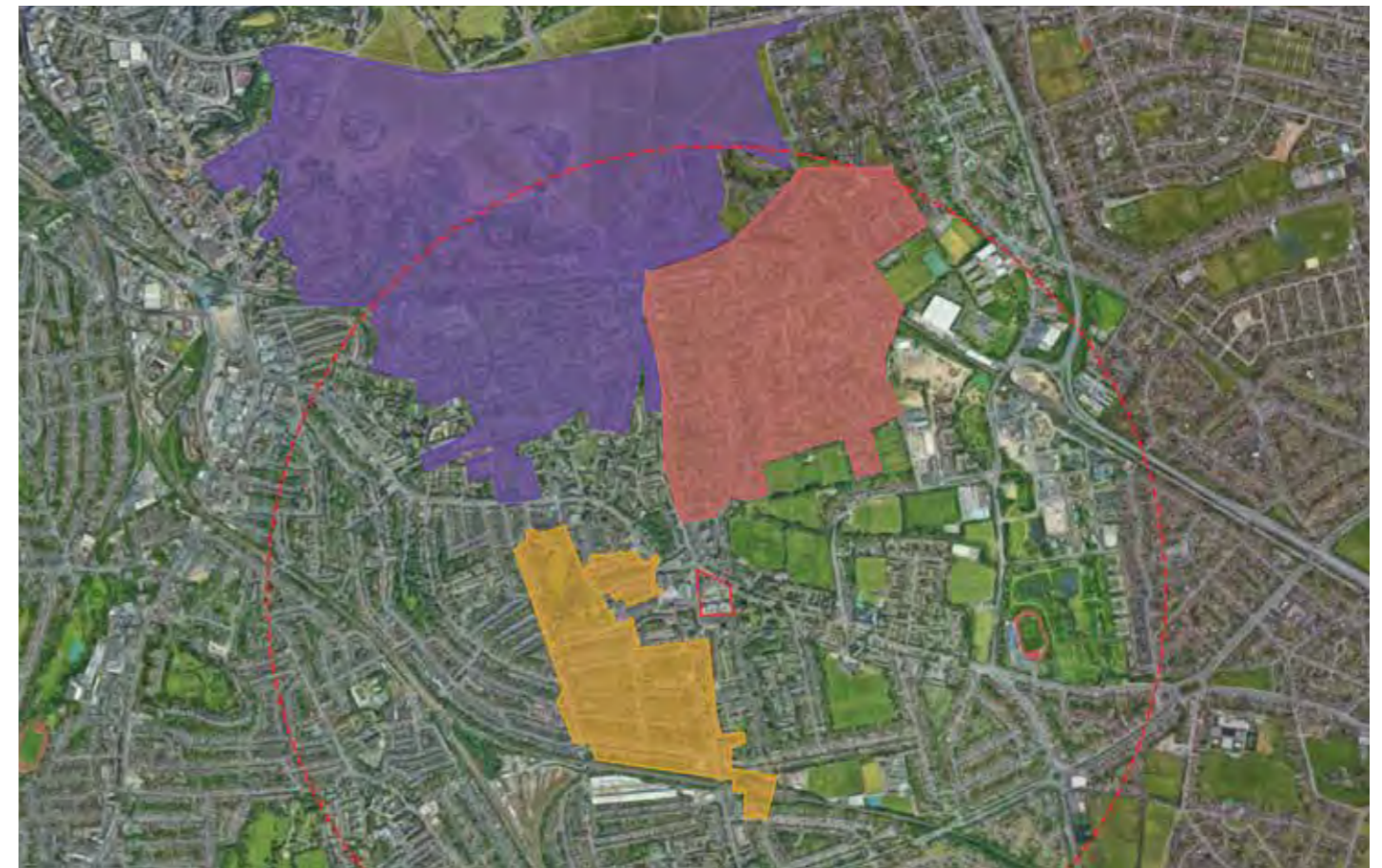


Figure 7.1 Conservation Areas within the study area (1.5km radius)

-  Site boundary
-  Lee Manor Conservation Area (LBL)
-  Blackheath Park Conservation Area (RBG)
-  Blackheath Conservation Area (LBL)
-  Approximately 1.5km radius from Site

## 7 | Assessment of Effects on Heritage Receptors



Figure 7.2 LB Lewisham CA15 – Lee Manor CA boundary

### LB Lewisham CA15 – Lee Manor CA

Designation date: 1975

7.11 Lee Manor Conservation Area comprises a planned suburb of London, constructed in the late nineteenth and early twentieth centuries. Parts of the street scape within the area are even older than this, including the old main road from Lewisham to Eltham, which contains some seventeenth and eighteenth century buildings such as Pentland House and The Manor, both on the north side of Manor House Gardens. The old main road has since been bypassed by a route to the north (Lee High Road) and, therefore, no longer acts as a main route through.

7.12 Later, in 1856, Lee Railway Station opened, providing a catalyst for the development of suburban housing for commuters work in the City. The earliest elements of this phase of development are located to the north east and include small terraces. Slightly later areas of small to large town houses are located to the south

of the conservation area and are built within planned streets on a grid pattern, in regularly sized plots.

7.13 The character and appearance of the conservation area is set out in the LB Lewisham's Lee Manor Conservation Area Character Appraisal (2008), which has informed this assessment.

#### Significance and setting:

7.14 The significance of the conservation area arises from its character and appearance, which is dominated by high quality, mixed residential buildings principally of the nineteenth century. These buildings have largely retained their original features, including decorative mouldings, traditional timber framed windows, suspended porches and tiled garden paths. The buildings within the area have obvious variations in form and style, yet there is a consistent use of materials throughout. Only a few buildings within the Conservation Area stand out as anomalies within the prevailing character and appearance, .

7.15 The fronts of buildings commonly have small front gardens with low boundary walls and a collection of fairly small trees, which contribute to the quality of the streetscape and provide further consistency amongst the variation in housing types.

7.16 Parts of the eastern edges are within 100 metres of the western and southern sides of the Site. Parts of the existing Leegate Centre can be seen in views out from some locations within the Conservation Area.

#### Likely effect of the Proposed Development

7.17 In accordance with the methodology, this conservation area is considered to be of medium sensitivity to change in its setting. The magnitude of change (indirect) owing to the Proposed Development would be low to medium, owing to views looking north on Burnt Ash Road, from within Manor Park, and from the Brightfield Road/Lee High Road junction.

7.18 The overall effect would be moderate, and therefore significant in EIA terms. The effect would be beneficial because, where visible, the Proposed Development would be seen as a high quality addition to the local context of the Conservation Area, enhancing the character of its townscape setting. The additional visibility of a taller building on the Site would not negatively affect any setting that contributes to the heritage significance of this Conservation Area.

7.19 The scale and location of the cumulative schemes, namely those coming forward at Kidbrook to the north-east, are such that any cumulative effect would be very limited. The cumulative effects are to be considered to be negligible/no change for the purposes of this HTVIA.

7.20 Summary: Moderate; Beneficial, in isolation. Negligible/No cumulative effect.

7.21 While the wider setting of the Conservation Area will be changed, no harm is considered to arise to the significance of the heritage asset in NPPF terms.



Figure 7.3 Effingham Road, Lee Manor Conservation Area



Figure 7.4 Micheldever Road, Lee Manor Conservation Area



Figure 7.5 Handen Road, Lee Manor Conservation Area



Figure 7.6 LB Lewisham CA12 – Blackheath CA boundary

2. LB Lewisham CA12 – Blackheath CA

Designation date: 1968

- 7.22 Blackheath Conservation Area is a residential suburb of south east London. The development of the area initially took place on the edge of the heathland to the north from the late seventeenth century, accelerating in the 19th century and continuing into the twentieth century.
- 7.23 The Area consists of high quality architecture set in groups of formal, uniform terraces which are juxtaposed with a rich and varied mixture of buildings of different periods. The combination of historic survivals from its early development and new modern additions provide Blackheath a distinctive and pleasing character. The area is divided into 17 ‘sub’ character areas due to its size and variation of form.

- 7.24 The ‘village’ feel of the area is a defining quality of the Conservation Area. Its uses comprise a commercial core of diverse character and the residential suburbs that feed it. The core to the Village is a very attractive part of its character and the mix of uses ensures an active frontage. A small library, post office and the train station ensure the Village maintains its self-sufficient sustainable character.
- 7.25 The character and appearance of the conservation area is set out in the LB Lewisham’s Blackheath Conservation Area Character Appraisal and Supplementary Planning Document (2007), which has informed this assessment.

*Significance and setting*

- 7.26 The significance of the Conservation Area primarily arises from the architectural quality of its buildings, which are enhanced by the number of listed building located within its boundary.

- 7.27 The height of Blackheath compared to its surroundings is significant and allows far reaching views across London, including towards Canary Wharf in the north and Crystal Palace to the south. The setting of the Conservation Area is defined by further suburban residential development and large areas of parkland. Most significantly, Greenwich Park, once forming part of the Heath, is a defining marker, its formal plan of regimental trees and high brick walls, being in contrast to the much more informal space of the heath, which is open and criss-crossed by both roads and paths.
- 7.28 Of particular relevance to this study are the character sub areas of Lee Road/ Lee Park, descending the hill towards Lee Green in Area 13; views across to open Heath in Area 1 and from the southern edge on Lee High Road in Area 13. The existing Leegate Centre is not perceivable to the south in views out from the Conservation Area.

*Likely effect of the Proposed Development*

- 7.29 The Conservation Area is of medium sensitivity to change in its setting.
- 7.30 The magnitude of change (indirect) owing to the Proposed Development would be low, with only views looking south across the conservation area from Blackheath Common likely to be affected by the Proposed Development (see views 17 and 18 in Section 9 of this HTVIA).
- 7.31 The overall effect would be minor, and therefore not significant in EIA terms. The effect would on balance be adverse, because the Proposed Development would be seen as a new background element in those views, competing, to a minor extent with the foreground provided by Blackheath Village. No other elements of the Conservation Area or its significance would be affected.
- 7.32 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be nil. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.33 Summary: Minor; Adverse, in isolation. No cumulative effect.

- 7.34 Despite there being a minor adverse effect from the Proposed Development on the Blackheath Conservation Area, in NPPF terms this amounts to a low degree of less than substantial harm to the significance and setting of the Conservation Area. This low level of harm should be weighed against the public benefits of the Proposed Development by decision makers, in accordance with paragraph 202 of the NPPF. Such public benefits are set out in the Planning Statement accompanying this application.



Figure 7.7 RB Greenwich - Blackheath Park CA boundary

3. RB Greenwich – Blackheath Park CA

Designation date: between 1968 and 1970

- 7.35 Blackheath Park Conservation Area encompasses the southern portion of the Heath and development to the south beyond this.
- 7.36 The majority of the Conservation Area is typified by large historic bespoke twentieth century detached houses. This residential character has resulted in a quiet and suburban quality, largely due to the lack of ancillary uses and poor connectivity to the east. Both these elements produce a sense of grandeur and exclusivity to the environment.
- 7.37 Another quality of the Conservation Area is the buildings' relationship with landscaping along long and broad tree-lined avenues which run through the post war estates.

- 7.38 The most significant landmark in the conservation area, and the most visible from a distance, is the slender and delicate stone spire of St Michael and All Angels' Church (1828-29).
- 7.39 The character and appearance of the Conservation Area is set out in the LB Greenwich's Blackheath Park Conservation Area Character Appraisal (2013), which has inform this assessment.

Significance and setting:

- 7.40 The special significance of the area stems from the quality and diversity of its housing, ranging from Grand Georgian and Victorian Villas to compact flats which range from bold and original to a more conservative and retiring character. There is no common building style and the palette of building materials is very wide.

- 7.41 The existing Leegate Centre is mainly concealed in views out from within the Conservation Area due to the significant distance from the Site, coupled with the existing built form and vegetation in views south from within the Conservation Area. The southern end of the conservation area, which is of closest proximity to the Site, has the most potential to be affected by future development, most notably in open views looking south west from Manor Way, on the edge of the conservation area.

Likely effect of the Proposed Development

- 7.42 In accordance with the methodology, this conservation area is considered to be of medium sensitivity to change in its setting.
- 7.43 The magnitude of change (indirect) owing to the Proposed Development would be low, owing to views looking south from its southern boundary close to Manor Way (see View 14 in Section 9 of this HTVIA).
- 7.44 The overall effect would be minor, and therefore not significant in EIA terms. The effect would be beneficial because, where visible, the Proposed Development would be seen as a high quality addition to skyline of the Conservation Area in southward views from its boundary, marking Lee Green within its wider setting. The additional visibility of a taller building on the Site would not negatively affect any setting that contributes to the heritage significance of this Conservation Area.
- 7.45 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively the same as that for the Proposed Development in isolation.
- 7.46 Summary: Minor; Beneficial, in isolation. No cumulative effect.
- 7.47 While the wider setting of the Conservation Area will be changed on its south side, with views looking out including a new skyline at distance, no harm is considered to arise to the significance of the heritage asset in NPPF terms.

## 7 | Assessment of Effects on Heritage Receptors

### Effects on listed buildings

7.48 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990, states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.49 The following listed buildings have been considered to determine the effect of the Proposed Development on their settings and significance. In deciding which listed buildings to consider, the NPPF requirement that assessment is proportionate has been followed. Thus consideration has been given to their proximity to the Site, clear visual connection between them and the Site and their relative significance.

#### Listed buildings:

- 1. Police Station (Listed Grade II);
- 2. Lee Green Fire Station (Listed Grade II);
- 3. Nos. 56 - 62 Burnt Ash Road (Listed Grade II);
- 4. Nos. 105 and 107 Lee Road (Listed Grade II);
- 5. Lee Public Library (Listed Grade II\*); and
- 6. Eltham Court, Eltham Palace (Listed Grade II\*).
- Registered Parks and Gardens:
- 7. Manor House Gardens (Listed Grade II);
- 8. Eltham Palace Gardens (Listed Grade II\*)

#### Locally Listed Buildings:

- 9. The Old Tiger's Head Public House (LB Lewisham);
- 10. The New Tiger's Head Public House (RB Greenwich);
- 11. 139-149 Lee Road (RBG)
- 12. 127-137 Lee Road (RBG) and adjacent Quaggy Bridge (RBG)
- 13. 119 Lee Road (RBG)
- 14. 7 Eltham Road (RBG)
- 15. Nos. 1, 3 and 5 Meadowcourt Road (former firemens' cottages) (RBG)

#### Area of Special Local Character

- 16. Lee Green ASLC



Figure 7.8 Map showing listed and locally listed buildings, site outlined in red. (not to scale)

## 7 | Assessment of Effects on Heritage Receptors

### Listed Buildings

#### 1. Lee Green Police Station (Grade II)

7.50 This Grade II listed Police Station was constructed in the early twentieth Century. It is two storeys in height, with an additional attic level and is of red brick with stone dressings. Its pitched tiled roof is surmounted by five brick chimneys, each banded in stone. There is a gable over right west bay, and main entablature, with heavy modillion cornice, at 2nd floor level. There are four large, pedimented half-dormers, breaking the eaves and set into the roof. The ground floor includes stones banding, with two windows on the east side set within shouldered architraves. A round window, in keyed architrave, is set between these and porch, which overlaps on to slightly projecting right bay. The stone porch has battered diagonal buttresses, a mutule cornice and parapet and segmental entrance arch.



Figure 7.9 Police Station

#### Significance and Setting

7.51 The building is located along Lee High Road, a main thoroughfare which has a mixed townscape, with a variety of heights and architectural styles, with development established incrementally over time. The listed building interacts with each of these elements, its setting including the late twentieth Century Sainsbury's Supermarket, which abuts it on its west side, as well as the top of the existing Leegate House, which can be seen amongst its chimneys in longer views from the west. The listed building also acts as an early entry point into the more commercial and municipal Lee Green junction, when travelling from west to east on Lee High Road.

7.52 The significance of the listed building is owing largely to its architectural and historic interest, as a well designed asymmetrical municipal building, in high quality materials, that is representative of its era. The setting of the Tigers Head Junction, including the small scale commercial building on the east side of the building, adds to the significance of the asset to a degree, since it gives a physical context for the role the building played during its lifetime as a police station (it has more recently been converted into apartments). The setting on the west side, including the abutting supermarket, is of poor quality in architectural terms and has little historical connection with the building. It does not contribute to the significance of the asset.

#### Likely effect of the Proposed Development

7.53 The listed former Police Station is of medium sensitivity to change in its setting, although it is understood and appreciated as an urban building in a varied townscape context.

7.54 The magnitude of change (indirect) owing to the Proposed Development would be medium overall, with views looking east from Lee High Road (View 16 in Section 9 of this HTVIA) affected to a high degree, while views looking directly south towards its principal elevation, or east towards its flank elevation, would be affected much less significantly, if at all.

7.55 The overall effect would be moderate, and therefore would be significant in EIA terms. The effect would be neutral, because while Block A1 of the Proposed Development would be more visible on the backdrop than the existing Leegate House (which can just be seen amongst the listed buildings roof top elements in some longer views from the west), it has been consciously designed to be of high quality in order to provide an appropriate new background element. It would be of a height which avoids competing with the chimneys and ridgeline of the listed former Police Station, as some lower heights would. It would be understood, by the viewer in motion, as separate urban element beyond the former police station. The best kinetic views of the asset, whether looking at it directly from the north, or looking towards its west elevation from closer to the junction, would be unaffected by the Proposed Development.

7.56 The scale and location of the cumulative schemes, relative to the listed building and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.

7.57 Summary: Moderate; Neutral, in isolation. No cumulative effect.

7.58 No harm is considered to arise to the significance of the listed building in NPPF terms. While its roofline and chimneys would no longer be read against sky in some views from the west, the Proposed Development would be a new, high quality backdrop setting element in a part of London where urban visual conjunctions are to be expected. The fabric of the listed building would be unaffected, as would views towards its principal front and east elevations, from which its significance can be best appreciated.

#### 2. Lee Green Fire Station (Grade II)

7.59 Lee Green Fire Station was constructed in 1906 by the Fire Brigade Branch of the London County Council Architect's Department and was designed in an Arts and Crafts style, which is particularly noticeable to the south. A small extension was added later during the post-war period, in addition to several other minor alterations.

7.60 The Fire Station is three storeys in height, plus attic and basement levels. While it has a roughly square plan at ground floor level, at levels above ground it is 'L-shaped', such that its principal elevations address Meadowcourt Road and Eltham Road. The building is constructed of red brick, with lower courses of russet glazed brick. It has a steeply pitched slate roof and tall brick chimney stacks.

#### Significance and Setting

7.61 The significance of the Fire Station is primarily owing to its architectural interest, arising from its design, detailing and relatively unaltered state, as well as historic interest as a good example of a Fire Station constructed in the early twentieth century to the designs of LLC Architects' Dept designers Owen Fleming and Charles Canning Windmill, who drew on a variety of influences to create unique and commanding fire stations, often built to a bespoke design and plan like this one.



Figure 7.10 Lee Green Fire Station

7.62 The station is located on a prominent corner at the junction of Eltham Road and Meadowcourt Road. It steps forward of the building line of the residential properties to the east, and as such marks the beginning of the more commercial/municipal character of the Lee Green junction, the built fabric of which is principally of the late nineteenth and early twentieth century. It is of greater height than those buildings on the north side of the junction, and though of a simpler aesthetic than the more classical Police Station to the west, they act together as a municipal pair of similar date on either side of the junction.

7.63 The immediate setting of the Fire Station includes its locally listed companion buildings, at No. 7 Eltham Road and at Nos. 1, 3 and 5 Meadowcroft Road (both considered later in this section). The latter was erected as accommodation for firemen and both buildings contribute to the significance of the listed asset by illustrating its historical role, use and layout. The Fire Station's setting also includes an 8 storey training tower in the northwest corner of its rear yard, accessed on Meadowcourt Road. The training tower is visible in conjunction with the listed building in some views across the Tigers Head Junction from the south.

7.64 The building is located in a relatively urban context on Eltham Road, but with a more suburban context of lower density to the north. The Site is located immediately to the south across the relatively wide

Eltham Road. The Leegate Centre represents a significantly later period of development, and given its poor relationship to context, cannot be said to contribute to the significance of the listed fire station opposite, or to an appreciation of that significance. Eltham Road is a wide and busy east-west route which also affects the setting of the heritage asset, by introducing noise, vibration and frequent visual interruption into the context.

*Likely effect of the Proposed Development*

- 7.65 The listed Fire Station is of medium sensitivity to change in its setting, although it is understood and appreciated as an urban building in a varied townscape context.
- 7.66 The magnitude of change (indirect) owing to the Proposed Development would be high overall, with the Proposed Development located directly opposite the heritage asset on Eltham Road.
- 7.67 The overall effect would be major to moderate, and therefore would be significant in EIA terms. The effect would be beneficial, because while taller than the existing Leegate Centre buildings, the Proposed Development would be of much greater architectural quality. It would be located opposite the Grade II listed heritage asset, replacing a poorly designed post-war development with a new development which would respond more appropriately to the street edge. The Proposed Development would be of high quality materials, and its elevations would be broken into a number of pavilion-like elements facing the north side of Eltham Road, in order to avoid a monotonous street wall. The detailed design has been informed by the character of the buildings north of the junction, as illustrated in the architects' DAS, with brick predominant, and an integrated landscape proposal.
- 7.68 The scale and location of the cumulative schemes, relative to the listed building and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.69 Summary: Major-Moderate; Beneficial, in isolation. No cumulative effect.
- 7.70 No harm is considered to arise to the significance of the listed building in NPPF terms. The fabric of the listed building would be unaffected, and its setting would be improved.



Figure 7.11 no. 56 - 62, even, Burnt Ash Road

**3. Nos. 56 - 62 Burnt Ash Road (Listed Grade II);**

- 7.71 This group of four mid 19th century houses are in an Italianate style, and constructed in stock brick with hipped slate roofs and end brick chimney-stacks. They are all two storeys in height and of 3 bays, each with a central entrance. Some have cornices, pilasters and a rectangular 4 panelled doors. Windows are mostly 12 pane sashes with horns in reveals and brick voussoirs.
- 7.72 Despite their apparent symmetry there is some variation in the details. No.62, for example, has no pilasters but a rectangular fanlight above the entrance. No.56 has a two storey yellow brick extension with garage door, constructed in the twentieth century.

*Significance and Setting*

- 7.73 The significance of this group of grade II listed houses is owing to a combination of historic and aesthetic/ architectural interest. They illustrate the relatively high quality mid nineteenth century development of area and are of an attractive Italianate style which was popular at that time. Their significance is heightened owing to their group value and they contribute significantly to the character and appearance of the Lee Manor Conservation Area, which extends to the west behind them.
- 7.74 The houses are set back from Burnt Ash Road behind a low brick wall and large, front gardens. Two of the

four include mature trees in this immediate setting, but beyond the front gardens the surrounding streetscape offers little to their significance overall, particularly given twentieth redevelopment. To the rear, however, they abut the gardens of residential development of similar date on Effingham Road.

*Likely effect of the Proposed Development*

- 7.75 This group of listed houses is of medium sensitivity to change in their setting, although they are set back from the street edge and partially hidden behind mature street trees in views looking north on Burnt Ash Road (see view 8 in Section 9 of this HTVIA).
- 7.76 The magnitude of change (indirect) owing to the Proposed Development would be very low, with the Proposed Development located further north on Burnt Ash Road with little visual conjunction arising.
- 7.77 The overall effect would be minor (almost negligible), and therefore would not be significant in EIA terms. The effect would be neutral, with the Proposed Development producing an improved focus at the north end of Burnt Ash Road, but this not being readily perceivable in the context of the listed houses and their principal setting, set back from the road behind trees.
- 7.78 There would be no cumulative schemes experienced relative to the listed houses and their relationship with the Proposed Development. The cumulative effect would therefore be no change.
- 7.79 Summary: Minor; Neutral, in isolation. No cumulative effect.
- 7.80 No harm is considered to arise to the significance of the listed building in NPPF terms. There would be no significant visual conjunction or change in important setting elements of the heritage assets.

**4. Nos. 105 and 107 Lee Road (Listed Grade II)**

- 7.81 This pair of Grade II Listed buildings were constructed in the mid nineteenth century and have a stuccoed facade and low pitched, hipped slate roof with deep eaves. They are 2 storeys in height, plus basement level. Each building has a single 3-light sash window at ground floor level which opens to trellis balconies, with swept canopies, supported on wood, quasi-Ionic



Figure 7.12 105 and 107 Lee Road

posts in front of 3-light basement windows. No 105 has an additional 2-storey element to its left entrance wing, which is 2 windows across.

*Significance and Setting*

- 7.82 Nos. 105 and 107 Lee Road are of historic and aesthetic interest. They present high quality and well maintained examples of mid 19th century development in the area with attractive architectural detailing. Their significance is furthered owing to their group value in context.
- 7.83 The buildings are set back in their plot, behind a brick and iron fence and foliage which means that they are largely concealed from the surroundings. There is currently no intervisibility between the site and listed assets.

*Likely effect of the Proposed Development*

- 7.84 Nos. 105-107 Lee Road are considered to be of medium sensitivity to change in their setting, although they are set back from the street edge and largely concealed.
- 7.85 The magnitude of change (indirect) owing to the Proposed Development would be very low, with the Proposed Development located further south beyond the Tigers Head Junction with little or visual conjunction arising.
- 7.86 The overall effect would be negligible, and therefore would not be significant in EIA terms. It would also be neutral.



## 7 | Assessment of Effects on Heritage Receptors

7.87 There would be no cumulative schemes experienced relative to the listed houses and their relationship with the Proposed Development. The cumulative effect would therefore be no change.

7.88 Summary: Negligible; Neutral, in isolation. No cumulative effect.

7.89 No harm is considered to arise to the significance of the listed buildings in NPPF terms. There would be no significant visual conjunction or change in important setting elements of the heritage assets.

### 5. Lee Public Library (Listed Grade II\*)

7.90 Lee Public Library was originally built as a private residence by Thomas Lucas, a wealthy merchant and treasurer of Guy's Hospital. It was constructed between 1771-2 and was likely designed by Richard Jupp. The building is 2 storeys in height, with 5 windows across its principal elevation. The central 3 bays projects slightly and have an additional half-storey set back at the upper level. It was constructed in yellow stock brick with a rusticated stone semi-basement and stone entablature with fluted architrave, garlands in frieze

7.91 The central entrance is accessed via stone steps, with side walls and wrought iron inner rails, to tetrastyle porch with leafy capitals, garlands in frieze and pediment over.

#### Significance and Setting

7.92 The 'more than special interest' of this Grade II\* listed asset is owing to its historic value as an 18th century Manor House of considerable architectural quality. Its notable architect, Richard Jupp, enhances the building's historic interest.

7.93 The setting of the building is defined by its remaining parkland, the house addressing Manor House Gardens (now a public park) which allow full views towards the building. To the north there are large mature trees which conceals the asset from surrounding low scale residential development.

#### Likely effect of the Proposed Development

7.94 This listed building is considered to be of high sensitivity to change in its setting.



Figure 7.13 Lee Public Library

7.95 The magnitude of change (indirect) owing to the Proposed Development would be nil, with no likely visual conjunction between the heritage asset and the Proposed Development.

7.96 The overall effect would be No Change.

7.97 The scale and location of the cumulative schemes, relative to the listed building and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.

7.98 Summary: No change. No cumulative effect.

7.99 No harm would arise to the significance of the listed building in NPPF terms. The immediate setting of the heritage asset, which allows an appreciation of its significance, will not be affected by the Proposed Development at some distance to the east.

### 6. Eltham Palace complex (Listed Grade I and II\*)

7.100 Eltham Court (Grade II\*) was designed by Seely and Paget the 1930s, in an English Renaissance style. The building's red brickwork and chipmunk stone dressings are key features of its striking character. The building has a butterfly plan, and incorporates the medieval Great Hall (Grade I). It is two storeys in height with a hipped tile roof. All windows are cross framed casements, in the seventeenth century manner. An entrance pavilion is located between each wing which has a French character and loggia. On the rear elevation similar pavilions flank a curved arcade of five bays.

#### Significance and Setting

7.101 The high level of aesthetic interest of Eltham Court is drawn from its high quality English Renaissance style, which transformed Eltham Palace, a medieval palace on the outskirts of London, into what would become an internationally recognised Art Deco mansion. Its historic interest arises both from the earlier connection to the English monarchs who lived on the site into the Tudor period, and the later connection to Stephen Courtauld, who built/reconfigured the palace complex into its current guise, as well as its notable architects.

7.102 The building is set within Eltham Palace Gardens, a medieval moated enclosure around the remains of the Royal Palace. These provide the buildings with a unique intimate settings, which contributes significantly to the significance of the heritage assets.

7.103 This listed building is considered to be of high sensitivity to change in its setting.

#### Likely effect of the Proposed Development

7.104 The magnitude of change (indirect) owing to the Proposed Development would be very low, with only limited visual conjunction between the heritage asset and the Proposed Development. It would be seen among other tall buildings closer to Lewisham, at considerable distance, as illustrated in View 19 of section 9 of this HTVIA.

7.105 This would be a negligible and neutral effect in the context of the listed buildings.

7.106 The principal part of a cumulative effect would



Figure 7.14 Eltham Court, Eltham Palace

be owing to the consented Connington Road development to the west, which would be visible in views from Eltham Palace Gardens, though even further away than the Proposed Development. The contribution of the Proposed Development to this cumulative effect would be limited, as illustrated in View 19 in section 9 of this HTVIA. This contribution is considered to be negligible for the purposes of this HTVIA.

7.107 Summary: Negligible. No cumulative effect.

7.108 There will be no material change to the part of the setting of the listed building that contributes to its significance, and therefore no harm would arise to the significance of the listed building complex in NPPF terms.

## 7 | Assessment of Effects on Heritage Receptors

### Registered Parks and Gardens

#### 7. Manor House Gardens (Registered at Grade II)

- 7.109 Manor House Gardens date from the late eighteenth and early nineteenth centuries and much of the original layout remains. The development for the gardens followed shortly after Lee Manor House was erected (now Lee Public Library). The gardens are of just over 3 hectares in area and feature a walled flower garden, ornamental pond, fountain, ice house, cafe community garden, dog-walking area and tennis courts/multi-purpose sports pitches.
- 7.110 In 1898 Sir Thomas Baring sold the Manor House and associated gardens to London County Council and they were restored and opened to the public in 1902 as a municipal park.



Figure 7.15 Manor House Gardens

#### Significance and setting

- 7.111 The significance of the gardens arises from their late eighteenth and early nineteenth century layout, which largely remains. Their interest is enhanced by way of well documented records of ownership from the fifteenth century onwards, including connections to notable owners over time.
- 7.112 The c.3ha site is bounded to the north by Old Road; to the east by the backs of houses on Aislibie and Brightfield Roads; and to the south by the backs of houses on Taunton Road (erected on a former paddock of the Manor House). To the west the site is bounded by Manor Lane, and to the north-west by the garden walls (listed grade II) of the former kitchen garden, now part of the grounds of neighbouring Pentland House. The site falls from north to south, the southern end being crossed by the River Quaggy.

#### Likely effect of the Proposed Development

- 7.113 This Grade II Registered Garden is considered to be of medium sensitivity to change in its setting.
- 7.114 The magnitude of change (indirect) owing to the Proposed Development would be low, with a limited number of views out of the gardens, through trees towards the Proposed Development, approximately 400m away at its closest point. Seasonal changes would affect the experience of the magnitude of change, with high levels of occlusion in summer when the trees in the Gardens are in leaf. View 5, in Section 9 of this HTVIA, is a representative winter view, and illustrates that there would be visibility of

Block A1 in some eastward views from the Gardens during part of the year.

- 7.115 The overall effect would be Minor, and not significant in EIA terms. The effect would be neutral, on balance. This is because the visibility of Block A1 would bring greater visibility of the urban environment beyond to a space that is relatively intimate. However, this is balanced by the architectural quality of the Proposed Development, which has been carefully detailed to break down its scale. It is not unusual for tall elements, some distance away, to be visible beyond London's parks and gardens, and such visibility is likely, therefore to be understood by users of the park, while the separate significance of the heritage asset would continue to be appreciated.
- 7.116 The scale and location of the cumulative schemes, relative to the registered park/garden and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.117 Summary: Minor; Neutral, in isolation. No cumulative effect.
- 7.118 No harm would arise to the significance of the registered garden in NPPF terms. The Proposed Development is some distance away, within the wider, more urban, setting, and the significance of registered garden would remain and would continue to be understood and appreciated by its users.

#### 8. Eltham Palace Gardens (Registered at Grade II\*)

- 7.119 These Grade II\* registered gardens were laid out in the 1930s on two levels, within the medieval site of Eltham Palace, which was built as a royal retreat in 14th century and later reduced and used as a hunting lodge in the sixteenth century. The gardens have been designed within the framework of the medieval buildings walls, and earthworks.
- 7.120 The twentieth century garden is around 19 acres and broadly incorporates an Arts and Crafts approach to its design. There is a rockery, sunken rose garden and medieval bridge.



Figure 7.16 Eltham Palace Gardens, seen from above.

#### Significance and Setting

- 7.121 The gardens are of a high level of historic importance, and represent one of only a few surviving examples of an extensive 1930s garden design. The gardens form the immediate setting of Eltham Palace, a favoured medieval palace and then a Tudor royal residence. Due to the distance between the Eltham Palace Gardens and the Site, there is very limited intervisibility between them.

#### Likely effect of the Proposed Development

- 7.122 This designated landscape is considered to be of high sensitivity to change in its setting.
- 7.123 The magnitude of change (indirect) owing to the Proposed Development would be negligible, with a limited number of views out of the gardens towards the Proposed Development, 2.6km away to the north-west.
- 7.124 The overall effect would be Negligible, and is illustrated in View 19 in Section 9 of this HTVIA.
- 7.125 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be nil. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.126 Summary: Negligible. No cumulative effect.
- 7.127 No harm would arise to the significance of the registered garden in NPPF terms. The would be no material change to the setting of the garden owing to the Proposed Development.

## Non-Designated Heritage Assets

### 9. The Old Tiger's Head Public House

- 7.128 The Old Tiger's Head is a public house located at the north-west corner of the junction between Lee High Road and Lee Road. The existing building was constructed in 1896, however, it is believed that a pub has been located on this plot since the mid 18th century, then addressing the village green which was located to its south within the junction.
- 7.129 The building was constructed in a red brick with a rough render to the upper floor. The frontage includes pilasters and iron ventilation grills within the windows. There is a frieze to the eaves which wraps around the building. On the Lee High Road elevation there is a moulded terracotta date tablet which incorporates a tiger's head. The first floor has painted decorative pediments to the windows and surrounds and further terracotta reliefs.



Figure 7.17 The Old Tiger's Head Public House

#### Significance and Setting

- 7.130 The building is a non-designated heritage asset and does not meet the statutory criteria for listing. Its inclusion on the local list reflects its status as a local landmark on the historic junction, which reflects the evolution of the borough. Its setting today is defined both by its surrounding buildings on the north side of the junction, and by the heavily trafficked nature of the junction itself, as well as its relationship with the Site, diagonally opposite. The angle of the pub on the junction, is likely owing to the historical layout of Lee village green. It forms a pair with the New Tiger's Head, and together they mark the entrance into Lee Road, travelling north.
- 7.131 This locally listed building is of low sensitivity to change in its setting. Along with the nearby New Tiger's Head pub, and other commercial buildings nearby, it defines the northern part of the junction. Its role is principally of townscape value at this point in the streetscape.

#### Likely effect of the Proposed Development

- 7.132 The magnitude of change (indirect) owing to the Proposed Development would be high in the setting of the pub, since it would define the southern part of the junction opposite.
- 7.133 The overall effect would be minor to moderate, and therefore would be significant in EIA terms. The

effect would be beneficial, because Block A1 of the Proposed Development would much more effectively address the junction, and the locally listed pub on the north side, with an elegant form, appropriate materiality, and a new active frontage. Given the distance between the non-designated heritage asset and the Proposed Development across the junction is almost 70m, the height of the Proposed Development is considered appropriate to address the scale of the junction.

- 7.134 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.135 Summary: Minor-Moderate; Beneficial, in isolation. No cumulative effect.
- 7.136 The urban setting of the Old Tiger's Head pub will change positively owing to the Proposed Development, which will add greater definition to the junction to the south. No harm is considered to arise to the significance of the non-designated heritage asset.

### 10. The New Tiger's Head Public House, 159 Lee Road

- 7.137 The New Tiger's Head was in existence by 1870, with the current building erected by 1896, shortly after the Old Tiger's Head, which is located opposite. The locally listed building is of three storeys, with a full height central bay with both projecting and inverted windows, surmounted by a pedimented gable, and central arched entrance at ground level. The principal elevations of the building, addressing Lee Green junction, are of red brick with moulded terracotta facing materials and decorative details. RB Greenwich's 'Local Heritage List' document notes the many features of the building, including its ionic columns and pilasters, ornate gable with 'roaring' tiger's head within laurel wreath festooned with swagged cornucopiae.



Figure 7.18 The New Tiger's Head Public House, Lee Road

#### Significance and Setting

- 7.138 RB Greenwich consider the significance of the non-designated heritage asset to lie in its status as a 'highly decorative, characterful and prominent local landmark at a major traffic junction on main arterial road' and well as in its relationship with the Old Tiger's Head opposite (LB Lewisham), with which it forms a pair. The building has a strong townscape value, as well as architectural interest as a substantially intact and evocative example of a public house and a 'characterful, time-honoured locally valued feature' of group value.

#### Likely effect of the Proposed Development

- 7.139 This locally listed building is of low sensitivity to change in its setting. Along with the nearby New Tiger's Head pub, and other commercial buildings nearby, it defines the northern part of the junction. Its role is principally of townscape value at this point in the streetscape.
- 7.140 The magnitude of change (indirect) owing to the Proposed Development would be high in the setting of the pub, since it would define the southern part of the junction opposite.
- 7.141 The overall effect would be minor to moderate, and therefore would be significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development would much more effectively address the junction, and the locally listed pub on

the north side, with an elegant form, appropriate materiality, and a new active frontage. Given the distance between the non-designated heritage asset and the Proposed Development across the junction is almost 70m, the height of the Proposed Development is considered appropriate to address the scale of the junction.

- 7.142 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.143 Summary: Minor-Moderate; Beneficial, in isolation. No cumulative effect.
- 7.144 The urban setting of the New Tiger's Head pub will change positively owing to the Proposed Development, which will add greater definition to the junction to the south. No harm is considered to arise to the significance of the non-designated heritage asset.

## 7 | Assessment of Effects on Heritage Receptors

### 11. Nos. 139-149 Lee Road

7.145 This non-designated asset comprises a mid nineteenth century parade of six shops, with residential accommodation above. It is in yellow stock brick with stucco detailing and some surviving timber sash windows. RBG note its 'unusual curved corners with quoin detailing and rare surviving curved sash windows to No. 149'.

#### Significance and Setting

7.146 The local significance of the building arises from it being an 'attractive mid-Victorian shopping parade with Italianate detailing and strong townscape value'. It forms part of the nineteenth century commercial setting of the north side of the wider Lee Green junction, and is appreciated within the context provided by these nearby buildings.

#### Likely effect of the Proposed Development

- 7.147 This locally listed building is of low sensitivity to change in its setting.
- 7.148 The magnitude of change (indirect) owing to the Proposed Development would be medium in the setting to the south, as the Proposed Development would only be seen looking along the elevation of the non-designated heritage asset at a tight angle (as illustrated in View 2 in Section 9 of this HTVIA).
- 7.149 The overall effect would be minor, and therefore not be significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development would much more effectively address the junction, providing a focal point to the south with an elegant form, appropriate materiality, and a new active frontage.
- 7.150 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.151 Summary: Minor; Beneficial, in isolation. No cumulative effect.
- 7.152 The wider setting of the terrace of buildings would be changed by a new and appropriate urban form



Figure 7.19 Nos. 139-149 Lee Road

to the south. No harm is considered to arise to the significance of the non-designated heritage asset or an appreciation of that significance.

### Nos. 127-137 Lee Road and adjacent Quaggy Bridge

- 7.153 This non-designated asset, comprises a parade of shops of 1891 designed by local architect Thomas Dinwiddy. It is of three storeys, with residential accommodation over shops. The terrace includes four large Flemish-style gables, two at each end, and two grouped in the centre of the composition. The terrace is in yellow stock brick with contrasting red brick and terracotta, timber sash windows and shopfronts. Features include ornate terracotta cornices, swags and keystones and surviving ridge detailing, and decorative ironwork balconettes. Three historic shopfronts survive.
- 7.154 To the immediate south of the building is the River Quaggy, with the locally listed nineteenth century single span Quaggy bridge just visible in the photograph above. The east side of the bridge forms one half of a pair with the other side of the road (LB Lewisham). It is in yellow stock brick with red brick recessed panels, pyramidal stone parapet and blue engineering brick plinth and features an old enamel street sign attached to it.

#### Significance and Setting

7.155 As RBG note, the building is a "richly detailed late-Victorian shopping parade with imposing gables



Figure 7.20 Nos. 127-137 Lee Road and Quaggy Bridge

and strong townscape value which survives in near original 1891 condition". This architectural interest is complemented by its group value with the Quaggy Bridge, which is an "unusual surviving streetscape feature" of character. Both form part of the 19th and early twentieth century commercial setting of the north side of the Lee Green junction.

7.156 This locally listed building is of low sensitivity to change in its setting.

#### Likely effect of the Proposed Development

- 7.157 The magnitude of change (indirect) owing to the Proposed Development would be medium in the setting to the south, as the Proposed Development would only be seen looking along the elevation of the non-designated heritage asset at a tight angle (as illustrated in View 2 in Section 9 of this HTVIA).
- 7.158 The overall effect would be minor, and therefore not be significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development would much more effectively address the junction, providing a focal point to the south with an elegant form, appropriate materiality, and a new active frontage.
- 7.159 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed



Figure 7.21 No. 119 Lee Road

Development in isolation.

- 7.160 Summary: Minor; Beneficial, in isolation. No cumulative effect.
- 7.161 The wider setting of the terrace of buildings and bridge would be changed by a new and appropriate urban form to the south. No harm is considered to arise to the significance of the non-designated heritage asset or an appreciation of that significance.

### 119 Lee Road

7.162 No. 119 Lee Road, also known as Rose Cottage, dates from c1825. It is a small house with ground, first floor and basement accommodation, set back from the east side of Lee Road, north of the junction with Meadowcourt Road. The house is rendered with shutters to ground floor, with double hung sash windows. It has a Regency type canopy with trellis work.

#### Significance and Setting

7.163 Rose Cottage is a good example of an early nineteenth century house, set just north of the commercial part of the junction. The boundary between the commercial and domestic stretches of Lee Road is represented by Meadowcourt Road, and Rose Cottage is the first of the domestic properties. Its function and use is reflected in its immediate garden setting, which is juxtaposed with shop-to-pavement relationship of the commercial properties further south.

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### Likely effect of the Proposed Development

- 7.164 This locally listed building is of low sensitivity to change in its setting.
- 7.165 The magnitude of change (indirect) owing to the Proposed Development would be low as the non-designated heritage asset is set back from the street edge behind a deep garden.
- 7.166 The overall effect would be minor, and therefore not be significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development would much more effectively address the junction, providing a focal point to the south with an elegant form, appropriate materiality, and a new active frontage.
- 7.167 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 7.168 Summary: Minor; Beneficial, in isolation. No cumulative effect.
- 7.169 The wider urban setting to the south would change, but Rose Cottage is set back from the building line and the change in relation to it would be limited. No harm is considered to arise to the significance of the non-designated heritage asset.

### 7 Eltham Road

- 7.170 No. 7 Eltham Road, located within the RBG, is a mid-nineteenth century domestic dwelling, now part of the Fire Station complex. It is a two storey symmetrical building with shallow pitched roof, three bays wide, with central entrance. It is in yellow stock brick, with pitched slate roof and timber sash windows. It features an exaggerated eaves overhang, projecting classical style porch with Doric columns, arched side windows and unusual decorative pelmet feature.

### Significance and Setting

- 7.171 This is an authentic and relatively rare example of a little altered domestic building of mid-nineteenth century date. Its significance arises through its



Figure 7.22 No. 7 Eltham Road (to the west - left - of the Fire Station)

architectural interest and its historical interest as a rare surviving example. It has been subsumed into the fire-station complex and subsequently benefits from the non-original, but now historical setting. It is located immediately opposite the Leegate Centre site, which does not contribute to its significance, or an appreciation of that significance.

### Likely effect of the Proposed Development

- 7.172 This locally listed building is of low sensitivity to change in its setting.
- 7.173 The magnitude of change (indirect) owing to the Proposed Development would be high as the non-designated heritage asset is located directly opposite on Eltham Road.
- 7.174 The overall effect would be minor to moderate, and therefore significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development, and other pavilion-like blocks to the east, would much more effectively address the junction and south side of Eltham Road, providing appropriate street enclosure, high quality architecture and materials, and a new active frontage set within a new and carefully conceived landscape.
- 7.175 The scale and location of the cumulative schemes, relative to the non-designated heritage asset area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.

- 7.176 Summary: Minor-Moderate; Beneficial, in isolation. No cumulative effect.

- 7.177 No harm is considered to arise to the significance of the non-designated heritage asset. Its setting would be improved.

### 1, 3, 5 Meadowcourt Road (former Firemen's Cottages)

- 7.178 This is a short terrace of three cottages to the north of Lee Fire Station, originally part of the complex, and dating from 1906. The terrace is of two storeys, with hipped roof and tall chimney stacks. The terrace was erected in red brick, with pitched slate roof, timber sash windows. Its entrances are set beneath flat-roofed porches with bracketed canopies, with mostly original windows, being 8 over 8 sashes.

### Significance and Setting

- 7.179 These are recognised by RBG as "good quality buildings which largely retain their original features, providing domestic accommodation for the Grade II Listed Fire Station". The terrace of three houses has group value, as part of the fire-station complex, which forms the principal part of their south setting. They otherwise respond, in setting terms, to the domestic scale opposite and further north on Meadowcourt Road.

- 7.180 This locally listed building is of low sensitivity to change in its setting.

### Likely effect of the Proposed Development

- 7.181 The magnitude of change (indirect) owing to the Proposed Development would be low as the non-designated heritage asset is located on Meadowcourt Road and set behind the taller Fire Station.
- 7.182 The overall effect would be negligible to minor, and therefore not significant in EIA terms. The effect would be beneficial, because the north side of the Proposed Development, facing onto Eltham Road and the firestation in particular, would provide improved street enclosure, high quality architecture and materials, and a new active frontage set within a new and carefully conceived landscape.
- 7.183 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the



Figure 7.23 Nos. 1, 3 and 5 Meadowcourt Road

cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.

- 7.184 Summary: Negligible-Minor; Beneficial, in isolation. No cumulative effect.
- 7.185 No harm is considered to arise to the significance of the non-designated heritage asset, as a result of the change within its wider setting to the south.

## 7 | Assessment of Effects on Heritage Receptors

### Lee Green - Area of Special Local Character (ASLC)



Figure 7.24 Lee Green Character Area boundary

- 7.186 Lee Green ASLC has been identified by LB Lewisham and is located to the west of the junction between Lee Road and Lee High Road. It includes a cluster of late Victorian and Edwardian buildings which have predominately commercial uses at ground floor level. The buildings have a mixed townscape appearance, between 2 and 4 storeys with a varied roofline, mostly constructed of mixed brick.
- 7.187 The area encompasses listed and locally listed buildings, namely the former Police Station (Listed Grade II) and the Old Tigers Head Public House (Locally Listed). Other buildings of similar date in the ASLC make a positive contribution to the character and appearance of this non-designated area
- 7.188 Lewisham's draft Local Plan sets out in Draft Policy HE3 - Non Designated Heritage Assets, para 6.31, that Areas of Special Local Character, will from time to time, be assessed against Historic England's

guidance for conservation area designation and, if they are of sufficient historic or architectural interest, will be consulted upon and adopted as Conservation Areas. If they do not meet the level of interest expected for conservation area designation but still demonstrate other aspects of local interest (for instance artistic, landscape, social and cultural) they will nonetheless continue to be considered of special interest to the Borough and will remain identified as Areas of Special Local Character.

#### Significance and Setting

- 7.189 The significance of this area is found in its relatively rich collection of listed, locally listed and other late nineteenth and early twentieth century commercial and municipal buildings, grouped around the west side of the Lee Green junction. While the area is limited in scope, partly because its related area to the east is in a separate borough, but serves to illustrate the nineteenth and early twentieth century development of the junction.
- 7.190 The area is located to the north west of the Site and forms its immediate setting, as described in more detail in Section 4 of this HTVIA.

#### Likely effect of the Proposed Development

- 7.191 This non-designated heritage asset is of low sensitivity to change in its setting, though collectively the buildings within it are of some townscape value on the west side of the Tiger's Head junction.
- 7.192 The magnitude of change (indirect) owing to the Proposed Development would be high in the setting of ASLC, since it would define the southern-east part of the junction opposite.
- 7.193 The overall effect would be minor to moderate, and therefore would be significant in EIA terms. The effect would be beneficial, because Block A1 of the Proposed Development, in particular, would much more effectively address the east side of the junction, with an elegant form, appropriate materiality, and a new active frontage. The effects on the Grade II listed former Police Station, are dealt with separately in this section of the HTVIA.
- 7.194 The scale and location of the cumulative schemes, relative to the non-designated heritage asset and its relationship with the Site, are such that the

cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.

- 7.195 Summary: Minor-Moderate; Beneficial, in isolation. No cumulative effect.
- 7.196 No harm is considered to arise to the significance of the non-designated heritage asset. The Proposed Development would represent a major new setting element of high quality to the south-east of the ASLC.

### Maritime Greenwich, World Heritage Site

#### Description

- 7.197 In 1997 Maritime Greenwich was added to the list of World Heritage Sites. The Site encompasses the ensemble of buildings and park at Greenwich. The buildings are arranged symmetrically along the River Thames. The built elements of the WHS include:
- The 17th century Queen's House (Grade I Listed), which is the first consciously classical building to have been constructed in the country;
  - Part of the last Royal Palace at Greenwich (Scheduled Monument), an English royal residence that was initially built by Humphrey, Duke of Gloucester, in 1443.
  - The palatial Baroque complex of the Royal Hospital for seamen (Scheduled Monument), developed by Christopher Wren; and
  - The Royal Observatory founded in 1675 and extended in the 18th century, with 19th century alteration (Grade I Listed). This contains the transit telescopes of three Astronomers Royal
- 7.198 These buildings are surrounded by the Royal Park with its origins in the 15th century and formally laid out in the 1660s. At least part of the mid 17th century restoration scheme was associated with the French designer Andre le Nôtre.

#### Significance

- 7.199 The significance of this asset is owed to the fact that it symbolizes English artistic and scientific endeavour in the 17th and 18th centuries. The Queen's House was the first Palladian building in England, while the complex that was until recently the Royal Naval College was designed by Christopher Wren. The park, laid out on the basis of an original design by André Le Nôtre, contains the Old Royal Observatory, the work of Wren and the scientist Robert Hooke.
- 7.200 The area reflects two centuries of Royal patronage and represents a high point of the work of the architects Inigo Jones and Christopher Wren, and more widely European architecture at an important stage in its evolution. It also symbolises English artistic and scientific endeavour in the 17th and 18th centuries.

### Setting

- 7.201 As seen in Figure 2.8, the World Heritage Site boundary is encompassed by the World Heritage Site Buffer Zone. This incorporates the setting of the Site and comprises of; the public park to the north of the World Heritage Site, known as Island Gardens, from where an important view of the World Heritage Site can be seen; the Conservation Areas to the west and east of the World Heritage Site, incorporating the wider eighteenth and nineteenth century development of Greenwich; and the public open space of Blackheath, which provides an open setting to the south.
- 7.202 In 2005 the Buffer Zone was reconfigured, and the boundaries were redefined according to building frontages. The heath is nearly enclosed on all sides by built heritage assets and this reflects the importance of this historic townscape. Three historic areas of development located on the heath itself have survived and consist of;
- Holly Hedge House,
  - Blackheath Vale,
  - Duke Humphrey Road and Talbot Place,
  - Whilst the largest encroachment on the heath is by All Saint's Church.
- 7.203 The spire of All Saints, with its strong vertical emphasis, is a characterful element of the heath in views looking south, and contributes to the character and appearance of Lewisham's Blackheath Conservation Area. The axial view from Blackheath Gate (Greenwich Park) to the spire is considered as a strategic view and noted as an element of heritage sensitivity within the Buffer Zone. Paragraph 4.5 of the Mayor of London's SPG 'London World Heritage Sites - Guidance on Settings' points out that structures like the spire of All Saints Church can be regarded as substantial contributors to the "historic and cultural associations" of an immediate area.
- 7.204 The Site is located approximately 2km south of the World Heritage Site and 1.25m south of the World Heritage Site buffer zone.

### Likely effect of the Proposed Development

- 7.205 The Maritime Greenwich World Heritage Site is of high sensitivity to change in its setting. It benefits from a World Heritage Site Buffer Zone, designed to protect its setting.
- 7.206 The magnitude of change (indirect) owing to the Proposed Development would be negligible, though it would be seen as a distant built element from viewpoints on the boundary of the World Heritage Site at Charlton Way, and from within the Buffer Zone (see views 17 and 18 in Section 9 of this HTVIA). There is not expected to be any visibility of the Proposed Development from within the boundary wall of Greenwich Park, or from the principal parts of the WHS, owing to the prevailing topography, the high boundary wall, and the mature treescape.
- 7.207 The overall effect would be negligible, and therefore not significant in EIA terms.
- 7.208 The principal part of a cumulative effect would be owing to the consented Kidbrooke Masterplan Development to the south-east, which would be visible from the buffer zone of the World Heritage Site. The contribution of the Proposed Development to this cumulative effect would be very limited, as illustrated in View 17 in section 9 of this HTVIA. This contribution is considered to be negligible for the purposes of this HTVIA.
- 7.209 Summary: Negligible, in isolation. Negligible cumulative effect.
- 7.210 No harm is considered to arise to the significance of the WHS or its Outstanding Universal Value in NPPF terms, owing to the Proposed Development, which is located almost 2km away at its closest point. The setting of the WHS would not be materially affected.

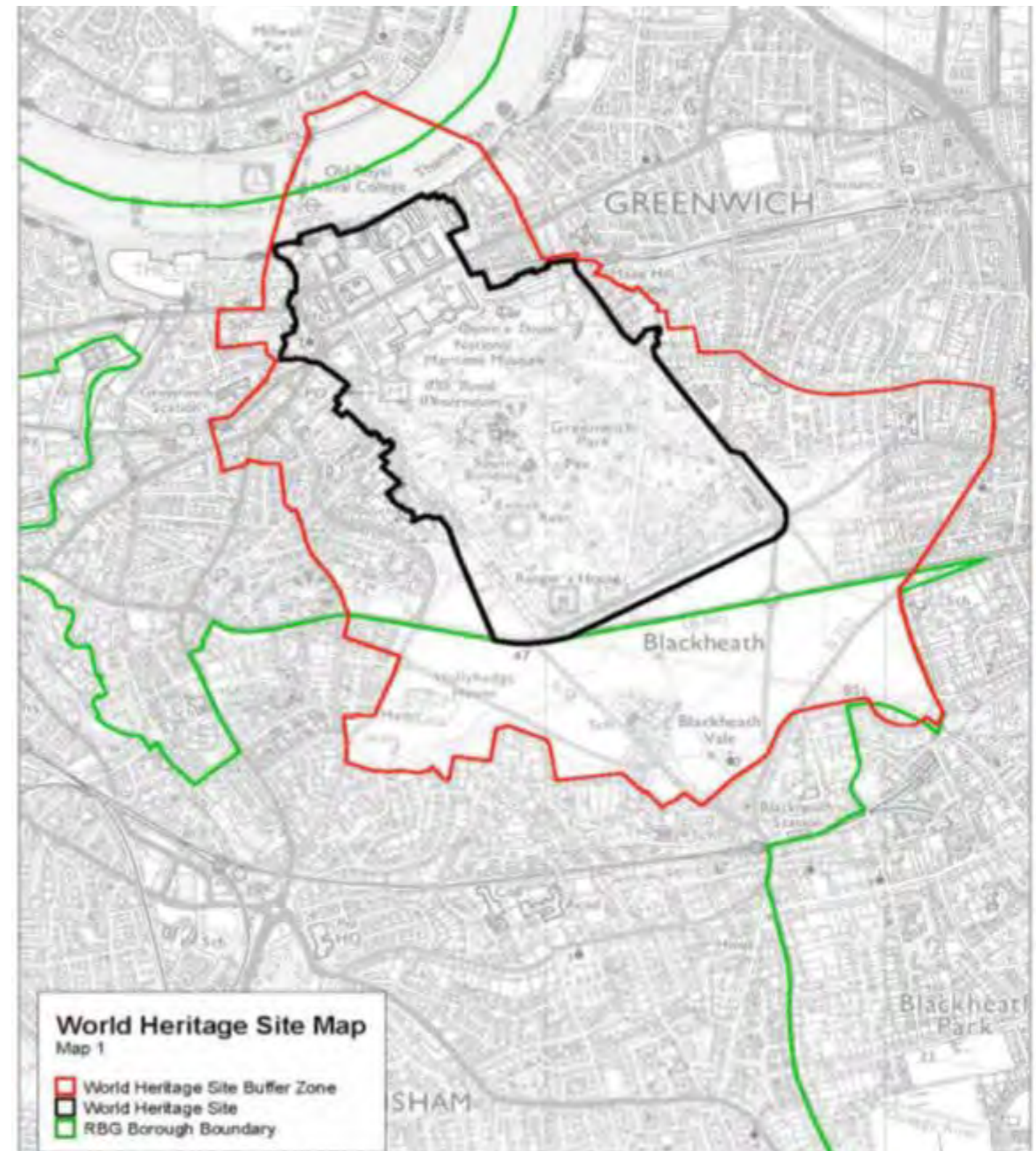


Figure 7.25 Map of Maritime Greenwich, World Heritage Site

Section 8

**Assessment of Effects on  
Townscape Receptors.**



## 8 | Assessment of effects on Townscape Receptors

### Overview

- 8.1 The following section sets out the townscape character of the Site and the surrounding area. It discusses the likely effects of the Proposed Development on townscape receptors in accordance with the methodology. In so doing, it considers:
- Character Areas identified in LBL's 'Lewisham Characterisation Study' April 2019 by Allies and Morrison Urban Practitioners;
  - Previous Built Heritage, Townscape and Visual Impact Assessment documentation prepared for development of the Site;
  - The Immediate Townscape Context based on more recent field work and site visits.
- 8.2 In preparing this section of the HTVIA, consideration was also given to information set out in the Draft Lewisham Local Plan November 2020, relevant Conservation Area appraisals and design guides.
- 8.3 The Lewisham Characterisation Study sets out how the Site falls within the eastern part of the borough, which is defined as being predominantly residential with some free form towers, such as the Merridale residential building to the south of the Site, and the Leybridge Estate towers to the immediate east.

### Topographic Influences

- 8.4 As observed from the accompanying topography map, figure 8.1, there is noticeable variation across the landscape. This has played a vital role in influencing the way in which the borough has developed. The topography is principally defined by the valley of the Ravensbourne and Quaggy rivers which run north to south through the centre and join at Lewisham. The north of the borough is characterised by the flat floodplain of the River Thames. Other influences on the character of the wider area include transport links and infrastructure running across the area into central London.
- 8.5 The Site sits at a low point in the landscape, owing to its proximity to the River Quaggy. River Quaggy which runs generally east-west, approximately 100m away to the north, at its closest point. As a result of this undulating landscape, the Site's topography lies at a higher elevation at its north and south ends. Its remaining area sits into the undulating landscape and is likely to have lower visibility within its surroundings. Icen Projects have carried out a character area assessment informed by survey of the site and surrounding area, desk based analysis, and the findings of other studies. Figure 8.4 identifies 8 separate character areas, including the Site and its surroundings, which will be assessed in this section of the HTVIA.

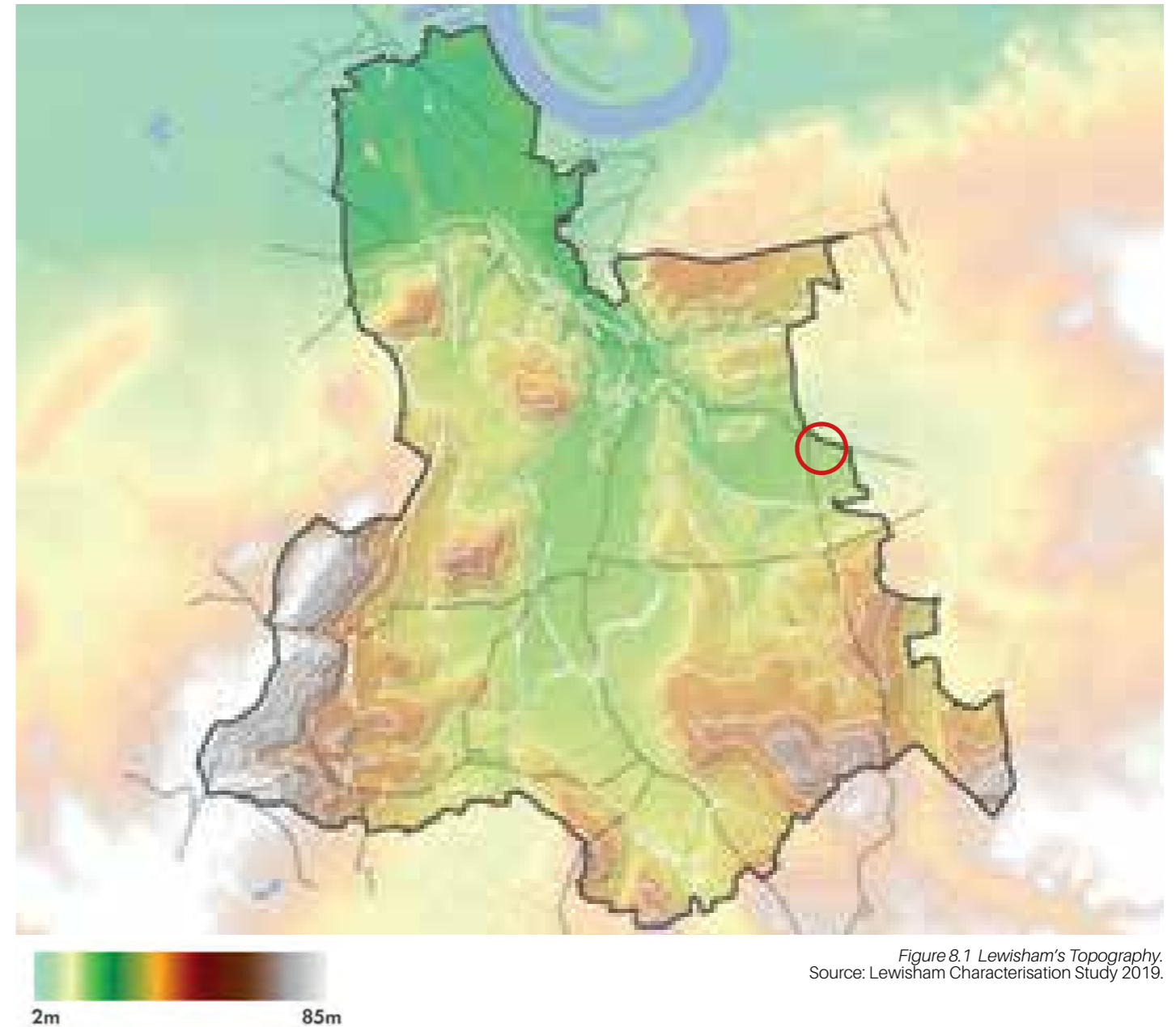


Figure 8.1 Lewisham's Topography.  
Source: Lewisham Characterisation Study 2019.

## 8 | Assessment of effects on Townscape Receptors

8.6 These are as follows:

- Character Area 1: Lee Green District Hub;
- Character Area 2: Lee Manor;
- Character Area 3: Manor House and Gardens;
- Character Area 4: Lee Road & Northern Residential;
- Character Area 5: Blackheath Park Green Open Space;
- Character Area 6: Blackheath Park Residential
- Character Area 7: South Eastern Residential
- Character Area 8: Modern Redevelopment



Figure 8.2 Character Areas Map

## Character Area 1: Lee Green District Hub

- 8.7 Lee Green District hub is largely defined by its retail and commercial uses which mark it as a distinct centre within the London borough of Lewisham. The quality of built form within this area varies significantly. It contains a number of listed and locally listed buildings associated with the Tiger's Head junction, including the Old and New Tiger's Head pubs themselves (locally listed); Lee Green Fire Station, Eltham Rd (Grade II) and the former Police Station, Lee High Rd (Grade II). These buildings, and other principally late nineteenth century and early twentieth century buildings, contribute to the townscape quality of Eltham Road close to the Site, a busy thoroughfare which runs north west to south east through the Character Area.
- 8.8 There are also some elements of less townscape value within the area including the Sainsbury's development, with car park, which collectively produce an unappealing void in the townscape, with no active frontage. The Leegate Centre itself is also a negative element in the character area. Built 50 years ago, it consists of a two to three storey plinth with accents of five storeys and a taller building on the crossroads of eight office storeys, namely Leegate House, with a lift overrun which effectively constitutes a ninth storey.
- 8.9 The Site encompasses the shopping centre, which is located to the south of the identified Character Area. The form and scale of the Leegate Centre contrast strongly with the areas to the south and west, which constitutes residential streets of lower scale, including lower building heights and lesser street widths. The existing Site does not relate positively to these surrounding areas in townscape or urban design terms, with, for example, an impenetrable and inactive southern boundary made up of the backs of buildings without fenestration, and a multi-level car park. The character area is located outside of any Conservation Area, but a small part of it has been identified as an Area of Special Local Character.
- 8.10 The sensitivity of the character area is assessed as 'Medium', for the purposes of this HTVIA.
- 8.11 The magnitude of change to the character area would be 'High', owing to the fundamental change that the Proposed Development would bring to a significant proportion of the townscape character area.

- 8.12 Overall, there would be a Moderate-Major effect on this townscape character area. This is a significant effect in EIA terms. The effect would also be beneficial and long term, owing to the improved townscape and urban design characteristics the Proposed Development would bring to the Site, including improved architecture, permeability, legibility and active frontages.
- 8.13 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 8.14 Summary: Major; beneficial, in isolation. No cumulative effect.

## Character Area 2: Lee Manor

- 8.15 Overall, this Character Area is defined by its nineteenth and early twentieth century residential development, much of which is of a relatively low scale and is located on secondary streets to the west of the Site. Residential developments of a larger scale, but of a similar date are also located on Burnt Ash Road to the south and Lee High Road, to the north. The streets in this Character Area are often laid out with well-spaced large street trees, which provide enclosure and channel views along the streets. The housing stock in this Character Area is of good quality, giving rise to an attractive townscape, often of brick terraces with an animated skyline of chimneys and party walls.
- 8.16 A proportion of the Lee Manor Character Area encompasses the designated Lee Manor Conservation Area to the east, a planned suburb constructed in the late nineteenth and early twentieth centuries. The buildings within this part of the Character have varied styles but a consistent use of materials. They have also retained a number of their original features, including decorative mouldings, traditional timber framed windows, suspended porches and tiled garden paths.
- 8.17 The sensitivity of the character area is assessed as 'Medium', for the purposes of this HTVIA.
- 8.18 The magnitude of change to the character area would be 'Low', owing to a small number of views from within the Character Area being altered by the Proposed Development.

- 8.19 Overall, there would be a Minor effect on this townscape character area. This is not significant in EIA terms. The effect would be neutral and long term, given that the improved townscape and urban design characteristics of the Proposed Development would only be perceived at some distance.
- 8.20 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be negligible/no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 8.21 Summary: Minor; neutral, in isolation. Negligible/no cumulative effect.

## Character Area 3: Manor House and Gardens

- 8.22 This Character Area is focussed around the surviving eighteenth century landscape and associated built fabric, located on Old Road and addressing the open space to the south. Manor Park is well used public park. The Character Area partially encompasses the designated Lee Manor Conservation Area and includes several listed buildings, such as the Grade II\* former Manor House.
- 8.23 The northern end of the Character Area meets Lee High Road, which consists of mixed use buildings, with commercial ground floor. Residential, two storey terrace buildings make up the rest of the block to the south. These are mostly identical in their appearance, save for a group along Old Road which are in an Arts and Crafts style with half-timbering, infilled with herringbone brickwork.
- 8.24 The southern element of the Character Area includes Lee Manor and Manor Gardens. These are set behind a low brick wall lined with large, mature trees which conceal views both into and out of the space, particularly in summer. The manor building is now used as a public library and has a grand mid 18th century style with impressive proportions. The gardens comprise areas of open lawn, an ornamental pond, walled flower garden and tennis courts to the south. The River Quaggy also runs through the park and provides a peaceful refuge from the surrounding suburban development and heavily trafficked thoroughfares.
- 8.25 Given the distinctive sense of place, the sensitivity of the character area is assessed as 'Medium'.

- 8.26 The magnitude of change to the character area would be 'Low', owing to a small number of views from within the Character Area being altered by the Proposed Development.
- 8.27 Overall, there would be a Minor effect on this townscape character area. This is not significant in EIA terms. The effect would be neutral and long term, given that the improved townscape and urban design characteristics of the Proposed Development would only be perceived at some distance.
- 8.28 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be negligible/no change. The effect would effectively be the same as that for the Proposed Development in isolation.
- 8.29 Summary: Minor; neutral, in isolation. Negligible/no cumulative effect.

## Character Area 4: Lee Road & Northern Residential

- 8.30 The Lee Road Character Area comprises residential development of varying quality and interest, and of various eras. There are a significant number of post-war twentieth century developments, both villas and short terraces, interspersed with earlier nineteenth century or early twentieth century housing. The character is principally suburban, with little discernible grid pattern and housing set back from the street edges in gardens. Trees are prevalent throughout the Character Area, giving rise to leafy and green character. The topography of the Character Area slopes downwards from Blackheath, therefore potentially offering views towards Lee Green, although the treescape is relatively dense, even in winter. Interspersed within the blocks of residential development are various other uses such as allotments, schools, church buildings and ground floor retail units, particularly located at corner junctions.
- 8.31 The sensitivity of the character area is assessed as 'Low' to 'Medium'.
- 8.32 The magnitude of change to the character area would be 'Low', owing to a small number of views from within the Character Area being altered by the Proposed Development.
- 8.33 Overall, there would be a Negligible to Minor effect on this townscape character area. This is not significant

<p>in EIA terms. The effect would be neutral and long term, given that the improved townscape and urban design characteristics of the Proposed Development would only be perceived at some distance and only in a small number of views.</p>	<p>8.39 Overall, there would be a Negligible to Minor effect on this townscape character area. This is not significant in EIA terms. The effect would be beneficial and long term, given that the Proposed Development would contribute to a built skyline of some interest south of the Character Area and would likely improve legibility in the area by marking Lee Green more effectively.</p>	<p>from within the Character Area being affected by the Proposed Development.</p>	<p>Area, owing to an improved skyline in some views, an improved setting owing to the architectural quality of the proposals, and improved onward permeability through the Site.</p>
<p>8.34 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively the same as that for the Proposed Development in isolation.</p>	<p>8.40 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively the same as that for the Proposed Development in isolation.</p>	<p>8.45 Overall, there would be a Minor effect on this townscape character area. This is not significant in EIA terms. The effect would be beneficial and long term, given that the Proposed Development would contribute to a built skyline of some interest south of the Character Area and would likely improve legibility in the area by marking Lee Green more effectively.</p>	<p>8.52 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively the same as that for the Proposed Development in isolation.</p>
<p>8.35 Summary: Negligible-Minor; neutral, in isolation. No cumulative effect.</p>	<p>8.41 Summary: Negligible-Minor; beneficial, in isolation. No cumulative effect.</p>	<p>8.46 The scale and location of the cumulative schemes, relative to the townscape character area and its relationship with the Site, are such that the cumulative effect would be no change. The effect would effectively the same as that for the Proposed Development in isolation.</p>	<p>8.53 Summary: Minor; beneficial, in isolation. No cumulative effect.</p>
<p><b>Character Area 5: Green Open Space</b></p>		<p><b>Character Area 8: Modern Redevelopment</b></p>	
<p>8.36 This Character Area comprises several interconnected green spaces which each have different uses. These include Blackheath Park, Weigall Road Sports Ground, Sutcliffe Park and Sutcliffe Park Sports Centre and the southern element of Cator Park. The River Quaggy runs through the centre of the area Park. Blackheath Park is located to the west of the Character Area and is divided into separate sections with tree buffers. There are informal paths crossing the space, and it is used for sports/leisure activities. The southern element includes the Weigall Road Sports Ground and the south western element is utilised by the Bowring Group Sports Centre. Sutcliffe Park is a large, tree-lined park in the western part of Eltham. It features areas of open grassland, meadow and wetland. The river Quaggy runs through the park. It is rich in wildlife and has been declared a local nature reserve and is one of Greenwich's Green Flag sites. To the south, there is an athletics track, outdoor table tennis, a children's playground and an outdoor gym. Cator Park is located to the north of Sutcliffe Park and consists of a landscaped grassed area with a network of gravel paths, and a pond to the east. It has a tree lined buffer along its edge which partly prevents direct views in and out. Owing to the large amount of flat open space and topography of the land, there is potential for long views toward the Site from the Character Area.</p>	<p><b>Character Area 6: Blackheath Park Residential</b></p>		<p>8.54 This Character Area comprises part of Kidbrooke Village, a modern, high quality development including tall buildings, which has been constructed from 2007 onwards on the site of the former Ferrier Estate, itself erected in the 1960s on the site of an RAF base. It has a relatively formal block layout, with a series of buildings tall in comparison to nearby surroundings. It faces, on its east side, part of Cator Park, and further east still, the tallest elements of the same development. The western portion of the development mostly consists of 3 to 8 storey apartment blocks, in a coordinated material palette, mostly mixed brick. Amongst the residential homes are a variety of commercial and community spaces, including Cator Park.</p>
<p>8.37 The sensitivity of the character area is assessed as 'Low'.</p>	<p>8.42 This Character Area is formed by the predominantly suburban residential uses within its boundary. The buildings within the area are often large, detached, two storey houses set in fairly large plots, with some later infill. The Character Area corresponds with the southern part of the Blackheath Park Conservation Area. The buildings within the area include variations, but also shared features, which give a sense of a relatively unified townscape. Deep front gardens and tree lined roads are a feature. The northern part of the Character Area, includes housing developed as part of the Cator Estate. From the 1820s there was a gradual development of quality houses starting in Blackheath Park with distinctive qualities, including the consciously rural white timber gates at the entrances to the estate, and the soft verges and bound gravel of the avenues through the area. Private housing schemes, a number by Span Developments Ltd, resulted in the demolition of original properties. To the south of the Character Area, is a large historic private estate with good examples of Span housing. This housing was developed in the late 1950s and buildings have a modern appearance, with large windows, flat roofs and constructed from materials such as brick, tile-hung walls and timber panelling. This is in keeping with the surrounding suburban context. The layout of this estate is notable as houses are placed around communal landscaped spaces.</p>	<p>8.47 Summary: Minor; beneficial, in isolation. No cumulative effect.</p>	<p>8.55 The sensitivity of the character area is assessed as 'Low'.</p>
<p>8.38 The magnitude of change to the character area would be 'Low', owing to a small number of views from within the Character Area being affected by the Proposed Development.</p>	<p>8.43 The sensitivity of the character area is assessed as 'Medium'.</p>	<p><b>Character Area 7: South Eastern Residential</b></p>	
	<p>8.44 The magnitude of change to the character area would be 'Low', owing to a small number of views</p>	<p>8.48 Character Area 7 consists of a large area of residential development to the south and east of the Site, which has a mixed character and is of varied quality in townscape terms. Much of the Character Area to the south and west of the Site is formed of mid 20th century housing, giving rise to a fairly generic suburban townscape, with limited variety or distinctiveness, and no designated or identified non-designated heritage assets. There are some roads within the area which include earlier development, such as on the east side of Leyland Road, where both nineteenth century and early twentieth century housing can be found. The northern part of the Character Area includes the tall residential buildings of the Leybridge Estate, set in relatively open green space south of Eltham Road.</p> <p>8.49 The sensitivity of the character area is assessed as 'Low'.</p> <p>8.50 The magnitude of change to the character area would be 'Medium', owing to a number of short and medium distance views from within the Character Area being affected by the Proposed Development, plus a new and more permeable edge to the Character Area being provided, where it meets the Site boundary.</p>	<p>8.56 The magnitude of change to the character area would be 'Negligible or No change', with little or no visual connection between the sites.</p>
		<p>8.51 Overall, there would be a Minor effect on this townscape character area. This is not significant in EIA terms. The effect would be beneficial and long term, given that the Proposed Development would contribute to an improved perimeter to the Character</p>	<p>8.57 There would be a Negligible, but Neutral effect (at most) on this townscape character area.</p>
			<p>8.58 The principal part of a cumulative effect would be owing to the consented Kidbrooke Masterplan Development to the south-east, which would be visible from the buffer zone of the World Heritage Site. The contribution of the Proposed Development to this cumulative effect would be very limited, as illustrated in View 17 in section 9 of this HTVIA. This contribution is considered to be negligible for the purposes of this HTVIA.</p>
			<p>8.59 Summary: Negligible or no change; neutral, in isolation. No cumulative effect.</p>

Section 9

# **Assessment of Effects on Visual Receptors.**

## 9 | Assessment of Effects on Visual Receptors

### Overview

- 9.1 This section of the HTVIA provides a detailed visual assessment of the performance of the Proposed Development in the local and wider townscape.
- 9.2 The assessments in this section are of 'operational' effects, i.e. when the Proposed Development is completed and in use.
- 9.3 The methodology for Visual Assessment is set out in section 2.0, and is not repeated in detail here.
- 9.4 The locations of the viewpoints are shown on the views maps at Figure 8.1., 8.2 and 8.3.
- 9.5 The view positions represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development, its surroundings, designated and non-designated heritage assets and important townscape vistas.
- 9.6 The view assessments contain three images, as follows:
- (i) An existing view photograph;
  - (ii) An Accurate Visual Representation (AVR) of the Proposed Development, either as a 'wireline' projection or, in most cases, as a photo-realistic 'rendered' montage; and
  - (iii) A cumulative view showing the Proposed Development in combination with other Committed Developments (depicted as magenta 'wirelines'), including those which have received planning consent.
- 9.7 Within 'wireline' AVR1 images of the Proposed Development, a greyed out depiction of the 3D model has been included to help indicate how the massing is articulated.
- 9.8 A three dimensional illustration of the Committed Developments agreed with the LBL for cumulative assessment is included in the appendices of this report.
- 9.9 A commentary accompanies the 'existing' photograph and the 'proposed' and 'cumulative' AVRs. The 'existing' commentary evaluates the townscape qualities and visual amenity of the existing view and establishes the sensitivity of the view and of those experiencing it.

- 9.10 The 'proposed' commentary includes 'design – including mitigation' text, which allows the author to consider the design as experienced in the view. The assessment then goes on to consider the 'magnitude of change' that the view would experience owing to the Proposed Development and the 'likely residual effect' of the Proposed Development on the view.
- 9.11 The assessment also includes a commentary on any cumulative visual effects arising from the Proposed Development in combination with other Committed Developments experienced in the view.

#### List of viewpoints Scoped In, in agreement with LBL officers:

1. Lee Road, north of Priory Park(Wireline AVR1);
2. Lee Road, close to junction with Meadowcourt Road (Render AVR3);
3. Lee High Road, close to junction with Lee Road (Render AVR3);
4. Hedgley Street (Wireline AVR1);
5. Manor House Gardens (Render AVR3);
6. Taunton Road, close to the junction with Wantage Road (Wireline AVR1);
7. Taunton Road, close to junction with Falmouth Close (Render AVR3)
8. Burnt Ash Road, close to Grade II listed group of houses (Wireline AVR1);
9. Burnt Ash Road, just north of Effingham Road (Render AVR3);
10. Carston Close (Wireline AVR1);
11. Leyland Road, beside entrance to Edith Nesbitt Pleasure Ground (Wireline AVR1);
12. Eltham Road, south side, just west of Cambridge Drive (Wireline AVR1)
13. Eltham Road, north edge of Site, west of Leyland Road(Render AVR3);
14. Manor Way, close to sports ground (Wireline AVR1);
15. Lee High Road, close to junction with Lee Park (Wireline AVR1)
16. Lee High Road, close to the bridge over the River Quaggy/Bright Field Road (Render AVR3);
17. Maritime Greenwich World Heritage Site, within the boundary on Charlton Way (Render AVR3);
18. Shooter's Hill Road, Blackheath (Render AVR3);
19. Eltham Palace, looking west (Wireline AVR1);

9 | Assessment of effects on Visual Receptors



Figure 9.1 Proposed Viewpoints Mapped: Local views



Figure 9.2 Proposed Viewpoints Mapped: Blackheath



Figure 9.3 Proposed Viewpoints Mapped: Eltham Palace

## 9 | Assessment of effects on Visual Receptors

### 1 | Lee Road, north of Priory Park, looking south.



Existing

#### Existing

This view is characterised by the dense treeline bordering either side of Lee Road which largely obscures views of residences set back from the road. The Site is not visible within this view as it too is obscured by trees lining the east side of the road. There is a marked fall downhill from this viewing location. The townscape and treescape on the left side of the view is located within RBG's Blackheath Park Conservation Area.

#### Sensitivity of the View

This is considered a view of medium sensitivity, given the presence of the conservation area to the east side of the view, and is likely to be experienced principally by local residents.

#### Proposed Design - including mitigation:

The Proposed Development would not be seen at all in this view. It would be completely occluded, both in summer and winter conditions.



Proposed

#### Magnitude of Change

The magnitude of change is nil in this view, even during winter.

#### Residual Effect

There would be no effect in this view, as illustrated in the AVR. **No effect.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 1 location





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## 9 | Assessment of effects on Visual Receptors

### 2 | Lee Road, close to junction with Meadowcourt Road, looking south.



Existing

#### Existing

This view looks southward along Lee Road, towards the Site. The locally listed four-storey brick terrace located on the east side features prominently in the foreground and middleground of the view. Its linear form, accentuated by its regularly fenestrated facade and terracotta banding, is balanced by its distinctive gables and chimneys. Further south, the tallest existing element on the Site, Leegate House, can be seen, though it is partly occluded by middleground trees. It fails to contribute any architectural interest or compositional quality to the view.

#### Sensitivity of the View

This is considered a view of medium sensitivity, including a wide variety of different townscape elements from different eras. It is likely to be experienced principally by local residents, and others approaching the junction from Blackheath further north.

#### Proposed Design – including mitigation:

Block A1 of the Proposed Development would be significantly taller than the existing, but in contrast has been designed to respond to the view and to the Tiger's Head junction more generally. The tall north elevation of the building, framed between masonry elements, is of elegant proportions and faces directly onto the junction. From this viewpoint, the viewer would be aware of the expressed top of the building, the deep reveals and expressed corner balconies which give the building depth in its elevations, and the contrasting masonry colouration used to reflect the character of the locally listed buildings to the north, which include a red/brown brick with a deeper red banding. The rounded crown of the evergreen Holm Oak in the foreground, would signal the presence of the junction in the streetscape. Set behind Block A1, and to the left in the image, Block A3 would be visible. In this view it would be experienced as responding generally to foreground parapet heights, while its punched fenestration and materiality responds to existing buildings in the foreground of the view.



Proposed

#### Magnitude of Change

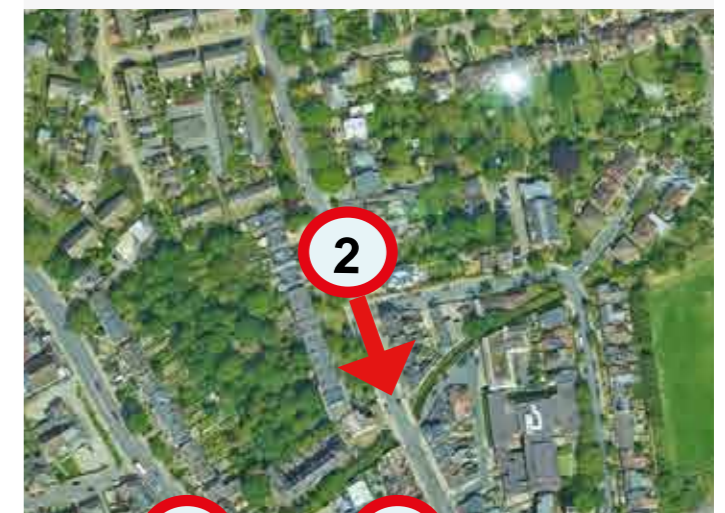
The magnitude of change is considered to be high in this view.

#### Residual Effect

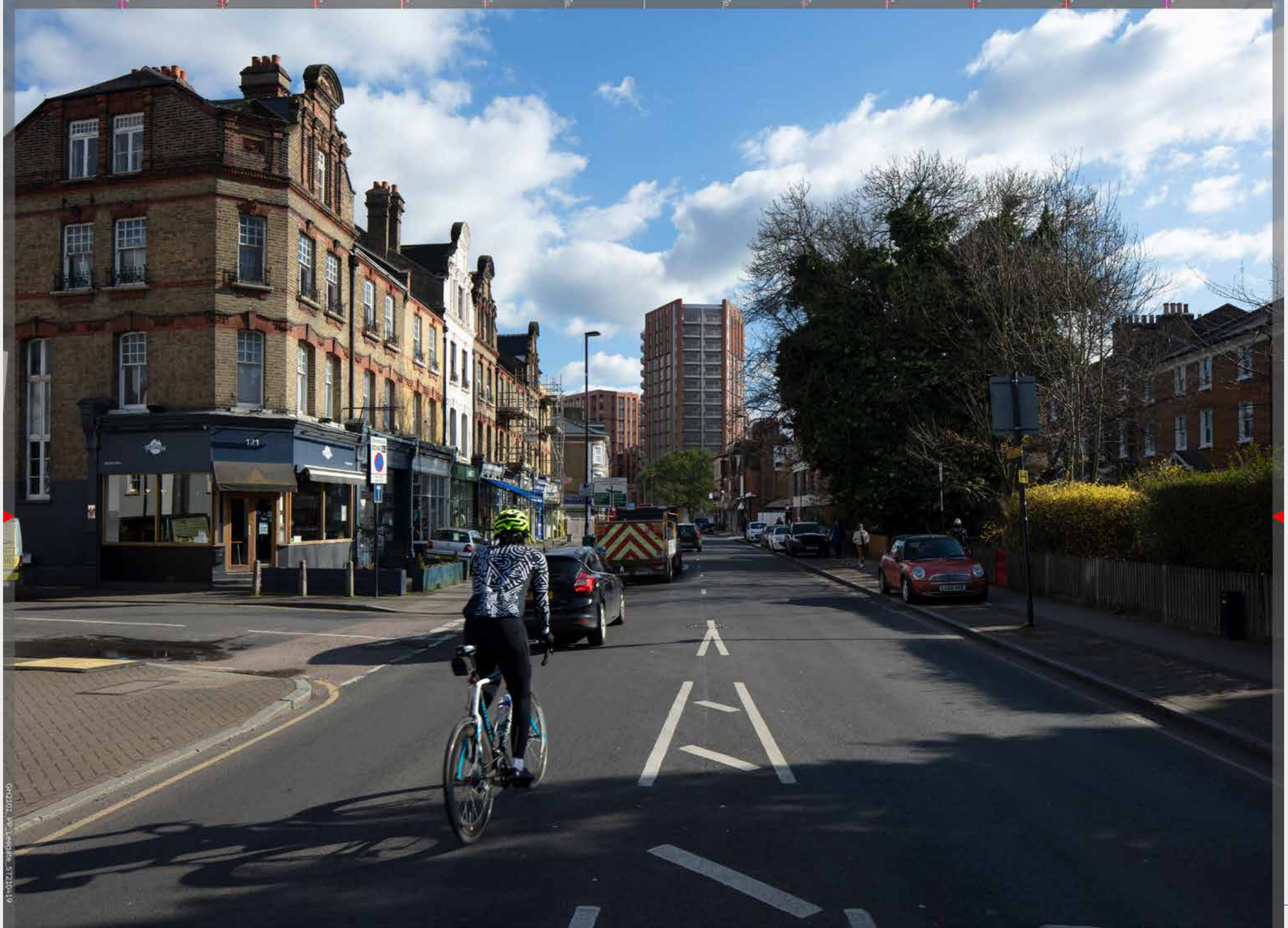
Taking into account the sensitivity and the magnitude of change this is a Moderate to Major effect, and one of a beneficial nature, owing to the design response to the junction. **Major to Moderate; Beneficial.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 2 location



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## 9 | Assessment of effects on Visual Receptors

### 3 | Lee High Road, close to junction with Lee Road, looking south-east



#### Existing

The Site is located within the middleground of this view, beyond the foreground provided by the heavily trafficked junction itself. The Site occupies the corner junction of Eltham Road and Burnt Ash Road, with its most prominent element, Leegate House, rising to 8 storeys with an additional level of plant. Its orientation towards Burnt Ash Road and the poor quality of its architecture, means that it fails to address or adequately define the junction, leading to an awkward townscape condition with the flank wall of Leegate House facing into the junction. The lower elements of the existing building are partially obscured by trees.

#### Sensitivity of the View

This is considered a view of low-medium sensitivity, reflecting the well-used intersection of several important local roads and a variety of townscape elements from different eras, although none is designated in the heritage sense.

#### Proposed Design – including mitigation:

Unlike the existing buildings, the Proposed Development would address the junction directly, which is almost 70m wide between existing building lines to the north and south. Block A1 would be experienced as an elegant new corner element, with its repeating paired balconies framed between the north and west elevations of the building. Block A1's generously proportioned arched colonnade would provide the building with a prominent base at street level, and a setting of appropriate scale for the new Holm Oak proposed in its immediate foreground. Active uses at ground, combined with the landscaping strategy, would encourage use on the south side of the junction. To the west, the eye of the viewer is drawn along Eltham Road, where lower Blocks A3 and B2 respond both to the point block of the Leybridge Estate in the background, in terms of form and height, and to the buildings on the north side of Eltham Road in the middle ground, in terms of materiality and separation. To the south, Block A1 steps down to Blocks A2 and C1, as they provide a new architectural response to Burnt Ash Road. The layering of brickwork within the blocks, and the darker banding provided by the pre-cast concrete lintels in a burgundy colour, is inspired by the uses of brick and banding on the north side of the junction, therefore reflecting local character.

#### Magnitude of Change

The magnitude of change would be high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this would be a moderate effect overall, and one of a beneficial nature, since it would resolve the failures of the existing buildings on Site, providing an architecture which addresses the junction, creates an active frontage, and contributes positively to the skyline. **Moderate; Beneficial.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 3 location



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## 9 | Assessment of effects on Visual Receptors

### 4 | Hedgley Street, looking east



Existing

#### Existing

This view is principally of a residential character, looking east on Hedgley Street, with framing provided by a two-storey brick terrace to the north, located within the Lee Manor Conservation Area, and fenced and tree-lined backyards to the south, located outside of the conservation area. Whilst the Site is positioned centrally within the background of the view, its tallest element, Leegate House, provides only a modest, and unconvincing, focus at the end of the street. Other existing built elements on the site are partially concealed behind the Sainsbury's supermarket building and other townscape elements in the middleground.

#### Sensitivity of the View

This is considered a view of low-medium sensitivity given it captures a modest residential street with a limited variety of townscape elements, but noting that the terrace on the north side (left side of the image) is located within the Lee Manor Conservation Area.

#### Proposed Design – including mitigation:

The Proposed Development would provide a new termination point in the background of the view. Block A1 is almost axial to the street and would be the most prominent element. Its width has been broken into two parts through the use of stacked balconies at the midpoint of the plan. To the north, its elevation includes a defined 'top' within the masonry frame of the building, which is designed to respond to the width and scale of the Tiger's Head junction. To the south, the masonry frame gives way to a set-back upper level on the south side of Block A, as part of a stepped transition on Burnt Ash Road to the more domestic environment to the south on Burnt Ash Road. This culminates in Blocks C1 and C2, of eight storeys, the first of which would just be perceivable amongst the chimneys to the right hand side of the image. Set back, and visible between Blocks A2 and C1, fronting Burnt Ash Road, would be Block B1, its more formal symmetry and greater distance away from the viewer suggestive of the open space it addresses, though not visible from this viewpoint. Together, the new blocks of the Proposed Development would provide an appropriate new termination point to the view, and a more compelling skyline.



Proposed

#### Magnitude of Change

The magnitude of change is considered to be high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a minor-moderate effect, and one of a beneficial nature, as described above. **Minor-Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line in the cumulative AVR illustrates the background presence of the emerging later phases of the Kidbrooke Masterplan development, some distance away to the north-east. From this location, however, it would be completely occluded by existing townscape elements, meaning that there would be no cumulative effect. **No cumulative effect.**



View 4 location



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## 9 | Assessment of effects on Visual Receptors

### 5 | Manor House Gardens, looking east.



Existing

This view is characterised by the open green space of Manor House Gardens, located within the foreground of the view. Houses situated along Brightfield Road are located in the middleground of the view and their rear elevations are visible between dispersed mature trees. To the right, the trees give way to the lake which is located within the southern half of the gardens. Behind the viewer, are the subterranean chambers of Lee Ice House, which are publicly accessible. In winter the Site is visible in the distant background, with the top storeys of Leegate House visible above the backs of the terraced houses on Brightfield Road.

#### Sensitivity of the View

While the view is an incidental view, it is considered to be of medium sensitivity, given its location within the Lee Manor Conservation Area and the Lee Manor Gardens RPG. It is likely to be experienced principally by local residents who use the gardens for leisure purposes.

#### Proposed Design - including mitigation:

The Proposed Development - most especially Block A1 - would be visible beyond the rear elevations of the domestic architecture in the middle ground of the view, especially in

winter. The evolution of the design has led to an intention to break up the scale of Block A1 in the background. Its width has been broken into two parts through the introduction of stacked balconies at the midpoint of the plan. This introduces a tall vertical shadow gap into the elevation to break the apparent width. To the north of the gap, the elevation includes a strongly defined 'top' within the masonry frame of the building, which is designed to respond to the presence of the Tiger's Head junction, including its width and scale. The open frame of the building will also allow sky to be seen through the leading north edge of the building. To the south of the shadow gap, the expressed masonry frame gives way to a set back upper level, partly obscured by the tree in this view. This part of the elevation has evolved to respond to the more domestic environment to the south on Burnt Ash Road. Perceived from Manor House Gardens, the result is a visible elevation whose scale is broken into a series of parts. This is further emphasised through the frame of the building and its used of coloured panelling. Block A1 would be understood by users of the gardens as a background element at some distance away, signalling a new destination at Lee Green. The lower elements of the scheme, including Blocks A2, B1 and C1 and C2, are also just perceivable in this winter photograph, but would likely be completely occluded by mature trees in

Existing



Proposed

leaf during the summer.

#### Magnitude of Change

The magnitude of change is rated medium in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change, this is a moderate effect, and one which is beneficial in nature, since it brings a new architecture of high quality into the view, at some distance, animating the skyline while leaving the viewer's enjoyment of the green space unchanged. **Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line in the cumulative AVR illustrates the presence of forthcoming phases of the Kidbrooke Masterplan development, to the north-east. Small parts of the tallest elements of this will be visible above domestic roofline in the middleground, but will not combine in any substantial way in visual terms with the Proposed Development. Any cumulative effect from this viewing location would, therefore, be **negligible**, with the Proposed Development being the most prominent element, as illustrated.



View 5 location





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## 9 | Assessment of effects on Visual Receptors

### 6 | Taunton Road, close to the junction with Wantage Road, looking east.



Existing

#### Existing

This view is experienced at the junction of Taunton Road and Wantage Road. The viewpoint is located just east of the principal part of the conservation area, where the relative intimacy of late 19th century terraces opens up into a streetscape of more overtly post-war 20th century characteristics, as is visible on the right hand side of the view. The red brick terrace here, is of a greater scale than the late 19th century terrace, principally in yellow stock brick, to the left, but together they create a perspective which draws the eye of the viewer towards the eight-storey Leegate House building, on the Site. It terminates the view in the background, but owing to its poor quality architecture and form, fails to provide a convincing focal point to the view.

#### Sensitivity of the View

This is considered a view of low sensitivity, owing to its relatively poor-quality townscape elements and its location outside of any heritage designation.

#### Proposed Design - including mitigation:

As with view 4, the Proposed Development would provide a new termination point in the background of the view. Block A1 is almost axial to Taunton Road and would be the most prominent element, though partly hidden behind foreground signage from this viewpoint. The apparent width of Block A1 width has been broken into two parts through the use of stacked balconies at the midpoint of the plan. To the north, its elevation includes a defined 'top' within the masonry frame of the building, which is designed to respond to the width and scale of the Tiger's Head junction. To the south, the masonry frame gives way to a set-back upper level on the south side of Block A, as part of a stepped transition on Burnt Ash Road to the more domestic environment to the south on Burnt Ash Road. Together, the new blocks of the Proposed Development would provide an appropriate new termination point to the view, and a more compelling skyline.



Proposed

#### Magnitude of Change

The magnitude of change is considered to be high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a moderate effect, and one of a beneficial nature, as described above. **Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line in the cumulative AVR illustrates the background presence of the emerging later phases of the Kidbrooke Masterplan development, some distance away to the north-east. From this location, however, it would be completely occluded by existing townscape elements, meaning that there would be no cumulative effect. **No cumulative effect.**



View 6 location



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## 9 | Assessment of effects on Visual Receptors

### 7 | Taunton Road, close to junction with Falmouth Close, looking east.



Existing

#### Existing

Walking further east on Taunton Road, the Site is further revealed. At the junction with Falmouth Close, the existing buildings are highly visible in the middle/background of the views, with other buildings close to the Tiger's Head junction just visible beyond, including the fire station drill tower. The irregular scale of the existing Site buildings and their poor elevational treatment, detracts from what is already a streetscape of limited compositional interest. The foreground elements of the view include the high, red-brick wall on the north side of the street hiding views of the car park of the Sainsbury's supermarket, and, to the south, an oblique view of a rather featureless 20th century terrace of two storey houses, with shallow gardens giving way to cars parked on the street.

#### Sensitivity of the View

This is a view of low sensitivity, owing to the poor-quality townscape comprising elements such as the walled car park and the existing Site buildings.

#### Proposed Design - including mitigation:

The viewpoint allows much of the west elevation of the Proposed Development to be seen and understood in its entirety. Block A1 is the most prominent element to the north, addressing the wide junction at Lee Green, represented also by the evergreen Holm Oak to the left of Block A1 in the image. The northern part of the west elevation of Block A1 is of five bays, within a masonry frame. The northern most bay includes a balcony detail which allows a glimpse of sky through the building at every level, thus highlighting its northern edge. The remaining four bays of the middle section of the building include both a coloured metal panel and an inset window detail, set between patterned burgundy concrete lintels in a sequence that repeats every three storeys. The sequence changes in the upper three floors of the building, with a secondary vertical masonry element and corresponding panel included within each bay, to give Block A1 a clearly defined and characterful 'top'. The arrangement of the frame is simpler in the southern part of the west elevation of Block A1, with the set back upper level forming part of a transition through the lower elements of the Proposed Development, to the more domestic scale on Burnt Ash Road. This transition is illustrated through the step down to Block A2, and thereafter to C1 on Burnt Ash Road (C2 further south not being visible). Set back to the east, Block B1 would address the new



Proposed

landscaped space off Burnt Ash Road, while elements of Blocks A2, A3 and B2 would also frame it behind, inviting the viewer in and through the Proposed Development. Each block benefits from a related architectural language, though each would also be distinct.

#### Magnitude of Change

The magnitude of change in this view is high.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change, the effect is minor-moderate, while also being beneficial in nature given the qualities of the shared architectural language, the contribution to a more composed skyline, and the permeability through the Site to the east. **Minor-Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line in the cumulative AVR illustrates the background presence of the emerging later phases of the Kidbrooke Masterplan development, some distance away to the north-east. From this location, however, it would be completely occluded by existing townscape elements, meaning that there would be no cumulative effect. **No cumulative effect.**



View 7 location



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## 9 | Assessment of effects on Visual Receptors

### 8 | Burnt Ash Road, close to Grade II listed group of houses, looking north



Existing

#### Existing

This view is characterised by the linear nature of Burnt Ash Road which occupies the foreground, middleground and background of the view, looking north towards the Tiger's Head junction. Views along Burnt Ash Road are framed largely by three-storey terraced buildings, although there is considerable concealment by mature trees lining the road, even in winter. The Site is visible at the north end of the Burnt Ash Road, with Leegate House the most prominent element. Its poorly articulated form and plain elevational treatment contributes little interest to the streetscape. Its visible flank elevation fails to provide a convincing or worthy focal point in this view. The streetscape in the left foreground of the view, including the Grade II listed houses set back within front gardens and hidden behind trees, is located within the Lee Manor Conservation Area. To the right, the Merridale residential building, of eleven storeys, is visible in the background of the view.

#### Sensitivity of the View

This is considered a view of low-medium sensitivity, given that it captures a principal thoroughfare within the townscape which is partly included within the Lee Manor Conservation Area.

#### Proposed Design - including mitigation:

The Proposed Development would rise on the north part of Burnt Ash Road to meet the Tiger's Head Junction. The tallest part of the scheme, Block A1, would mark the new 'place', at the most prominent location on the site boundary. The Proposed Development, though, would comprise a group or family of buildings, all designed by the same architect, and stepping down to lower blocks further south. Of these, Block C2 would be the most prominent in the view, since it would mark the southern edge of the Site at the corner of Burnt Ash Road and Carston Close. The base of Block C would be expressed in a darker brick, while in total it would rise to eight residential storeys, with balconies on its south and west elevations reflecting this use. Between it and the tall Block A1, Blocks C1 and A2 would provide a consistent street edge, again of eight storeys, with gaps between and a carefully designed landscape, to respond to the surrounding context on Burnt Ash Road. To the east, the 12 storey Block B1 would appear at similar apparent height to Block C2, and, like C2, also partially occluded by trees, even in winter. Further east, other parts of the B blocks of the Proposed Development would just be visible amongst the chimneys of the right side of the view.



Proposed

#### Magnitude of Change

The magnitude of change is considered to be high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is considered on balance to be a moderate effect. It is also an effect of a beneficial nature, since the Proposed Development would provide a much more convincing, and higher quality, focal point in the view, than the existing Leegate Shopping Centre which offers only flank elevations to the viewer in views looking north. **Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line to the right in the cumulative AVR illustrates the presence of the emerging later phases of the Kidbrooke Masterplan development, some distance away to the north-east. From this location, however, it would be completely occluded by existing townscape elements on Burnt Ash Road, meaning that there would be no cumulative visual effect. **No cumulative effect.**



View 8 location



GH2101\_PP\_Leegate\_210x19

## 9 | Assessment of effects on Visual Receptors

### 9 | *Burnt Ash Road, just north of Effingham Road, looking north.*



Existing

#### Existing

The Site is centrally located in this view, and forms the principal focus of it. It is part of a foreground and middle ground made up entirely of 20th century built elements, interspersed with some mature tree growth. In the background, beyond the Site, the mid 19th century terrace of commercial buildings on Lee Road, north of the New Tiger's Pub can be seen, although both Tiger's Head pubs are obscured. The composition of the Site buildings in this views lacks any coherence. This is owing to the irregularity of the built form, an alternating building line and incoherent variation in massing. The existing flat roofs of the Site buildings do little to relate to the pitched roof forms of buildings located elsewhere along Burnt Ash Road. The poor architectural quality of the existing buildings, their dilapidated state and lack of use, detracts substantially from the viewing experience and the visual amenity of the viewer. The view point is located just north of the junction with Effingham Road, and therefore just north of the boundary of the Lee Manor Conservation Area.

#### Sensitivity of the View

This is considered a view of low-medium sensitivity overall, taking into account its location close to the boundary of the Lee Manor Conservation Area.

#### Proposed Design - including mitigation:

Block C2 would be the most prominent in this view, given its location close to the viewer. It is a stock brick building, with a two storey base expressed in a darker brick. At this point in the streetscape, the taller Block B1 would be hidden in the background, but the viewer would still be aware of the rise in height of the Proposed Development at Block A1, to meet the Tiger's Head Junction. In combination with Block C2, Blocks C1 and A2 further north, would provide a consistent street edge, though each has a separate character and materiality. Gaps between these street blocks, including the landscaped space between Blocks C1 and A2, and the landscape on Burnt Ash Road itself, allow the Proposed Development to respond to its context at the north end of Burnt Ash Road. Height is reduced as the building turns the corner into Carston Close, to respond to the more domestic character of development there.



Proposed

#### Magnitude of Change

The magnitude of change is rated high in this view.

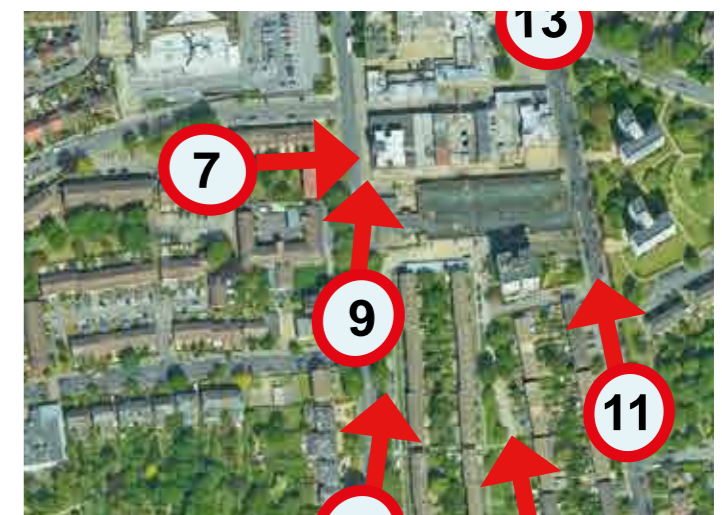
#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a moderate effect, and one of a beneficial nature. The Proposed Development would replace the poor quality Leegate Shopping Centre with a group of buildings of far superior architecture and urban design quality.

**Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line to the right in the cumulative AVR illustrates the presence of the emerging later phases of the Kidbrooke Masterplan development, some distance away to the north-east. From this location, however, it would be completely occluded by existing townscape elements on Burnt Ash Road, meaning that there would be no cumulative visual effect. **No cumulative effect.**



View 9 location





GH2101\_FP\_LeeGate\_ST110a19

## 9 | Assessment of effects on Visual Receptors

### 10 | Carston Close, looking north.



Existing

#### Existing

This viewpoint is located in the more domestic confines of the residential estate directly south of the Site. Unlike the previous view 9, few other than local residents are likely to experience the axial view looking north. The regular scale and consistent elevational treatment of buildings lining the street, as well as the open green space, interspersed with trees at its centre, contribute to the suburban character of the view. The tall apartment building, Merridale, is located at the end of the road and demarcates a transition to greater built density closer to Eltham Road and the Lee Green junction. The Site is only partially visible at the north end of Carston Close and thereby makes only a limited contribution to the character of the view. In summer it is likely to be completely occluded by mature trees.

#### Sensitivity of the View

This is considered a view of low sensitivity overall. It is likely to be experienced principally by local residents.

#### Proposed Design - including mitigation:

The 'wireline' AVR shows how the Proposed Development would produce a new skyline, in this view, with the group of visible new buildings including Blocks C2, C1 and A2, to the west behind trees, rising to the tallest element, Block A1 close to the centre of the view. Behind the Merridale residential building, parts of the B blocks would be seen, including the 12 storey Block B1 to the left, and the 8 and 10 storey Block B4, to the right. The whole development would fit within the visual envelope provided by the Merridale building, while a route through would be provided into the heart of the development from the north end of Carston Close. Each block would be understood as part of the whole group, but would have a distinct individual character.



Proposed

#### Magnitude of Change

The magnitude of change is considered to be medium in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a minor effect. The permeability of the Proposed Development, as well as the new and varied skyline it produces, would make this also a beneficial effect. **Minor; Beneficial.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 10 location



GH-1101 per Leegte-STR10419

## 9 | Assessment of effects on Visual Receptors

### 11 | Leyland Road, beside entrance to Edith Nesbitt Pleasure Ground, looking north-west.



Existing

#### Existing

Close to the entrance to the Edith Nesbitt open space on Leyland Road, the viewer currently experiences a nondescript pair of mid-late 20th century terraced houses in the left foreground, with the Merridale residential tower prominently situated behind them in the middle ground. The Site buildings are located beyond, with the long horizontal of an open, raised car park, stepping up to the flank elevations, in brick, of the Site buildings closer to Eltham Road. The existing buildings make no attempt to respond to the view or the wider context on Leyland Road. They do not offer any focal point or contribute an identity to the street. The awkward change in the height of the existing buildings' east elevations distracts from the view. Street trees provide some softening of the view, and would provide a prominent green canopy in summer.

#### Sensitivity of the View

Overall, this is considered a view of low sensitivity. It is likely to be experienced principally by local residents moving north towards the junction with Eltham Road.

#### Proposed Design - including mitigation:

This 'wireline' AVR looks towards the south elevation of Block B4, at the south-east corner of the Site. Block B4 steps up away from the viewer, from 8 storeys to 10, with Block B2 in the background being also of 10 storeys to mark the corner of Eltham Road and Leyland Road. Set between them, Block B3 is of eight storeys. Together these blocks address the street line on Leyland Road, with relief provided by five storey infill pieces between blocks B2 and B3, and B3 and B4. Behind, the tallest Block A1, would contribute to a new background skyline, as it steps up to respond to the Tiger's Head Junction at the opposite, north-west, corner of the Site. The development as a whole would appear lower than the Merridale building, and exhibits an apparent compactness in this view. Each block would be understood as part of the whole group, having been designed by the same architectural practice, but has been designed to have a distinct individual character.



Proposed

#### Magnitude of Change

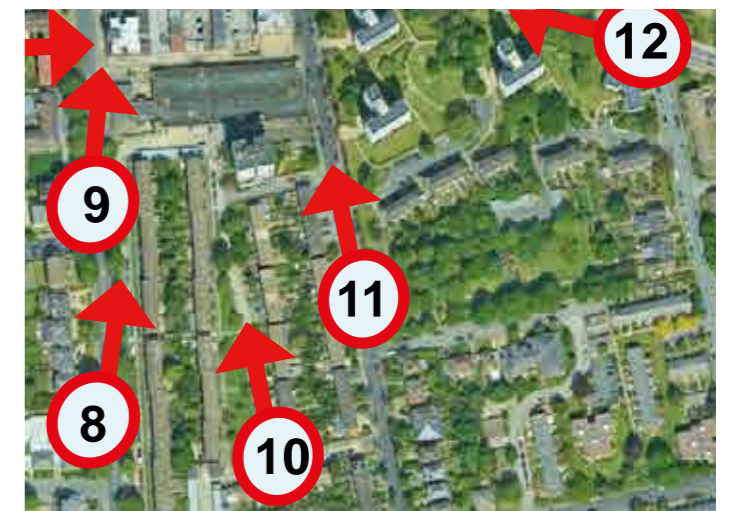
The magnitude of change is considered to be medium in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change, the effect would be minor. It would also be one of a beneficial nature, as the Proposed Development, though larger, would replace the poor 'rear' elevations and car park associated with the existing Leegate Shopping Centre with high quality buildings designed to respond positively to the street and surrounding context. **Minor; Beneficial.**

#### Cumulative Effect

The dashed magenta line to the right in the cumulative AVR illustrates the presence of the emerging later phases of the Connington Road development, some distance away to the north-west. From this location, however, it would be completely occluded by existing townscape elements on Leyland Road, meaning that there would be no cumulative visual effect. **No cumulative effect.**



View 11 location



GH2101\_PP\_LeeGate-ST210119

## 9 | Assessment of effects on Visual Receptors

### 12 | Eltham Road, south side, just west of Cambridge Drive, looking west



Existing

#### Existing

This view looks west along Eltham Road and is characterised by the width of the street, the presence of mature street trees, and, set back behind them, a series of more monumental building forms, of various material finishes. To the left in the view, these forms include the 11 storey residential buildings of the Leybridge Estate, which are set within green open space. The unbroken linearity of the road and its flanking pavements, draws the eye of the viewer westward, towards the eventual focus of the view, provided by Leegate House. The concrete grid of its eastern elevation, with inset blue spandrel panels, is of greater interest than its blank elevations seen in views from the south, but still falls short of providing an appropriate vista stop between the trees.

#### Sensitivity of the View

This is considered a view of low sensitivity, though it captures a principal thoroughfare within the townscape which includes a variety of built elements from different eras. It is likely to be experienced principally by local residents.

#### Proposed Design – including mitigation:

A ‘ghosted’ volume of the building is illustrated in this AVR, as it was found that a ‘wireline’ AVR on its own was difficult to read. The green ‘wireline’ element illustrates the envelope of the Proposed Development, while its constituent parts can also be understood, overlaid on the original photograph. The image shows how Block B2 would hold the corner at the junction of Leyland Road and Eltham Road, before the Proposed Development steps up through Block A3 to Block A1 at the principal Tiger’s Head junction. To the south on Leyland Road, the 8 storey Block B3 would be visible, with a five storey linking block between it and B2. In the background, the 12 storey Block B1 would mark the centre of the new place created by the scheme. The Proposed Development would be significantly larger than the existing buildings on Site, but would be understood as a family of buildings, each with a distinct character. The Proposed Development would more successfully announce Lee Green in the streetscape, beyond the foreground Leybridge Estate blocks.



Proposed

#### Magnitude of Change

The magnitude of change is rated high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a minor-moderate effect. It would also be beneficial, given the architectural and urban design qualities of the Proposed Development in comparison to the buildings it would replace. **Minor-Moderate; Beneficial.**

#### Cumulative Effect

The dashed magenta line to the right in the cumulative AVR illustrates the presence of the emerging later phases of the Connington Road development. From this location, however, it would be completely occluded by existing townscape elements, meaning that there would be no cumulative visual effect. **No cumulative effect.**



View 12 location



GH-1101 - pp. Leaseplan ST200419

## 9 | Assessment of effects on Visual Receptors

### 13 | Eltham Road, north edge of Site, west of Leyland Road, looking west.



#### Existing

The viewpoint allows views westward towards the Lee Green junction, from the wide pavement to the north of the Site buildings. On the opposite pavement are a group of late 19th and early 20th century buildings in brick, beginning with the restrained Arts & Crafts architecture of the Grade II listed fire station, and culminating in the horizontal banding of the locally listed Old Tiger's Head Pub. The existing two storey frontage of the existing Site buildings is experienced as a low, squat form at odds with the vertical emphasis of the elevations to historic buildings opposite. The poor quality of the architecture of Leegate House, topped with a prominent concrete plant room, is evident behind. The existing elements of the Site do not contribute positively to the character of the streetscape, creating instead an awkward juxtaposition of forms, while failing to provide appropriate street enclosure. They provide little active use at street level.

#### Sensitivity of the View

This is considered a view of medium sensitivity, given it provides a view into Lee Green junction. Only the listed fire station, however, is a designated heritage asset.

#### Proposed Design - including mitigation:

This is a close up view of the design, and a shift lens has been used in this case to enable more of the top of the buildings to be included. The image shows how the masonry frame of Block A1 allows a depth in the elevation, which can be understood and appreciated by the viewer, even at a tight angle. While the arched colonnade at the base of the building would be hidden behind landscaping from this viewpoint, the viewer would still perceive the differential top of the building, and its eastern balconies which mark a separation from, and a step down to, the lower Block A3. Like A1, the materiality of Block A3 would also reflect the character of the Tiger's Head junction. The ground floor of the development would be animated by use.



#### Magnitude of Change

The magnitude of change is considered to be high in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this considered to be a moderate- major effect. It is also a beneficial effect given the quality of the new architecture coming forward, its urban design benefits, its response to the character of the non-designated Tiger's Head junction and its replacement of poor existing buildings. **Moderate-Major; Beneficial.**

#### Cumulative Effect

The dashed magenta line to the right in the cumulative AVR illustrates the presence of the Connington Road development, some distance away. From this location, however, it would be completely occluded by existing townscape. **No cumulative effect.**



View 13 location





© 2023, pp. 15/16, 17/18, 19

## 9 | Assessment of effects on Visual Receptors

### 14 | Manor Way, looking south-west.



Existing

#### Existing

Manor Way is on the southern edge of the RBG's Blackheath Park Conservation Area. Houses there look across the park itself in the middle ground, which is outside of the conservation area boundary, towards the roofscape at Lee Green. The experience of the view is negatively affected by the metal fence in the foreground. The existing Leegate House, makes a limited contribution to the urban character of the visible townscape in the backdrop and partially responds through its similar scale and form to the residential towers on the Leybridge Estate further east.

#### Sensitivity of the View

On balance, this is considered a view of low sensitivity and is likely to be experienced principally by local residents.

#### Proposed Design - including mitigation:

The 'wireline' AVR shows how the Proposed Development would produce a new skyline, in this view, with the group of visible new buildings including, from the east, Blocks B4, B3, B2, A3, and rising to A1 at the Tiger's Head junction. Block B1 would be visible in the background, marking the centre of the development. While the Proposed Development would be significantly taller than the existing buildings, it would respond to the presence of the Leebridge Estate blocks on the skyline and each individual block would be understood with a sky gap in between. Architecturally it would be a development of much greater quality than the existing buildings.



Proposed

#### Magnitude of Change

The magnitude of change is rated medium in the background of this view.

#### Residual Effect

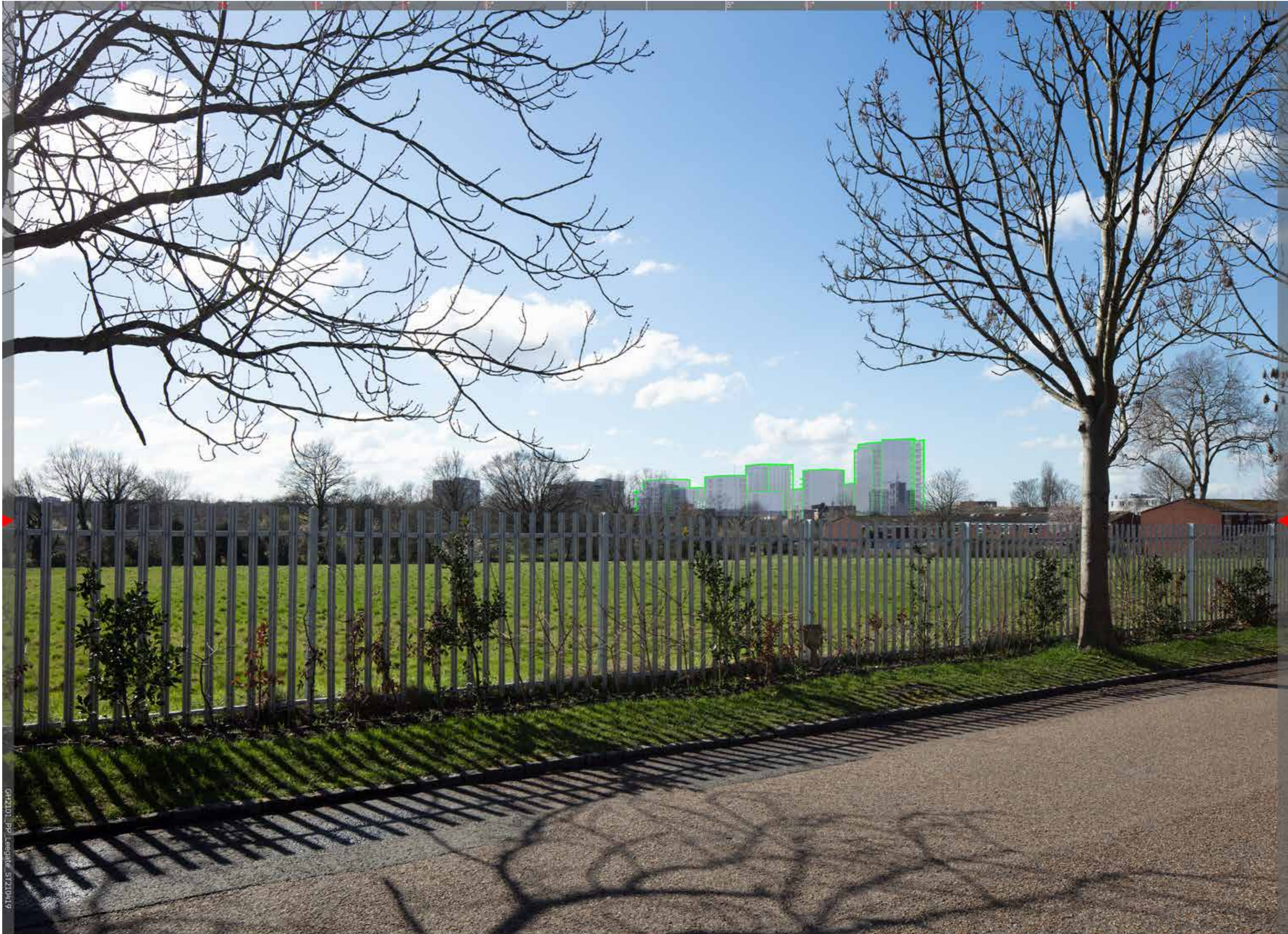
Taking into account the sensitivity and the magnitude of change this would be a minor effect overall. The qualities of the architecture, and the positive contribution to the skyline and marking of Lee Green, would also be beneficial in the view. **Minor; Beneficial.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 14 location



61741071\_12121019

## 9 | Assessment of effects on Visual Receptors

### 15 | Lee High Road, close to junction with Lee Park, looking south-east.



Existing

#### Existing

The townscape on Lee High Road, close to its junction with Lee Park, includes late 19th century villas, semi-detached houses and some mid 19th century terraces of two and a half or three storeys. Their scale reflects their prominence on a major road into London from the south east, and is significantly greater than that of houses of similar date set on secondary streets to the south. The viewpoint allows the wide curve of the road at this point to be understood, while the eye of the view is directed towards the south-east. Within the background of the view, the existing Merridale residential building is just perceivable in the background of the middeground tree, though in summer, it would be completely obscured by foliage.

#### Sensitivity of the View

This is considered a view of low sensitivity, overall, though capturing a principal thoroughfare within the townscape which includes a variety of built elements from different eras.

#### Proposed Design - including mitigation:

The Proposed Development would be visible above the curve of the terrace on the east side of Lee High Road. Block A1 would be experienced, from this viewpoint, as being slightly less than twice the height of the terraced houses, while parts of Blocks B1, A2 and C1 and C2 would also be visible above the middleground roofline. The slim northern elevation of Block A1 would be visible, with its paired balconies, while the masonry frame, with expressed top would also be prominent. The scale of Block A1 has been broken down with stacked balconies towards the centre of its west elevation, and these would be perceivable from here, though not directly facing the viewer. The glimpses of the other blocks are largely incidental from this viewpoint, although the Merridale building would be obscured.



Proposed

#### Magnitude of Change

The magnitude of change is considered to be low or medium in this view as a whole.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a minor effect. It would be beneficial, as the visible elements of the Proposed Development would effectively mark the new 'place' that would be provided at Lee Green. **Minor; Beneficial.**

#### Cumulative Effect

There would be no cumulative effect in this view. **No cumulative effect.**



View 15 location



## 9 | Assessment of effects on Visual Receptors

16 | Lee High Road, close to the bridge over the River Quaggy/Bright Field Road. looking south east.



Existing

### Existing

As the viewer moves south-east from the previous viewpoint, Lee High Road begins to curve close to the point at which it crosses the River Quaggy. At the viewpoint chosen in the image, the viewer is facing almost due east, looking towards the Lee Green junction. In the immediate foreground, on either side of the road itself, the balustrade to the bridge over the Quaggy can be seen (to the left), with the junction onto Brightfield Road (on the right). In the middleground, the road is flanked by buildings of varying heights, forms and materials, the most prominent being the Edwardian former Lee Green Police Station. This listed building has an awkward relationship with the Sainsbury's supermarket, which abuts its west flank elevation, while much of the north side of the street is obscured by the signage on the car showroom site in the middleground. The irregularity of the composition of the streetscape distracts from the view and does not allow for a defining identity of place. The top of Leegate House is just visible through the chimneys of the police station from this viewpoint.

### Sensitivity of the View

The view is not one of compositional quality in a townscape sense, but it does represent the experience of moving into Lee Green, while the viewpoint is located on the boundary of the Lee Manor Conservation Area. On balance, the sensitivity of the view is considered to be low-medium.

### Proposed Design - including mitigation:

Block A1 of the Proposed Development will be visible and prominent in the background of the Police Station. To the south, the top storey of Block A2 will be visible behind the Police Station, above the ridge line of Sainsbury's, while behind Block A2 the top level of Block B1 will be visible. Block A1 would be a handsome addition to the skyline in this view. Its slim north elevation, with paired balconies and open edge to the sky, would address the Tiger's Head junction, while its west elevation is carefully articulated to respond to eastward views. It includes a clearly defined top, generous depth in the façade, and stacked balconies at the centre of the elevation which, in parallel with the stepped back upper level to the south, serve to break down the scale of the building. Block A1 is of sufficient height to ensure that it does not have a confused relationship with the skyline of the Police Station; they are clearly differentiated.



Proposed

### Magnitude of Change

The magnitude of change is considered to be high in this view.

### Residual Effect

Taking into account the sensitivity and the magnitude of change this would be a moderate effect overall. It would be beneficial owing to the new and high quality skyline created by Block A1, which has been achieved without a confused relationship with the Police Station arising. They will be understood as separate elements in the streetscape, especially when the viewer is in motion. **Moderate; Beneficial.**

### Cumulative Effect

The dashed magenta line in the cumulative AVR illustrates the background presence of the later phases of the Kidbrooke Masterplan development. From this location, however, it would be completely occluded by existing townscape elements. **No cumulative effect.**



View 20 location



GH2101\_PP\_LeeGate\_ST210419

## 9 | Assessment of effects on Visual Receptors

### 17 | Charlton Way, on the boundary of the Maritime Greenwich World Heritage Site, looking south.



#### Existing

This viewpoint was chosen to test the effect of the proposed development in southward views from the boundary of the Maritime Greenwich World Heritage Site. The boundary of the WHS includes the boundary wall of Greenwich Park, which is just behind the viewer from the viewpoint on the pavement north of Charlton Way. The foreground of the view includes the wide, open expanse of Blackheath, which is located within the buffer zone of the WHS. Blackheath is crossed by heavily trafficked roads including the A2, Shooter's Hill Road, which is shown in the image by the cars travelling east-to-west in the middle ground. Set further south, within the valley, is Blackheath village, also located within LBL's Blackheath Conservation Area. The fall in the land means that some of its townscape is obscured from the viewpoint on the boundary of the World Heritage Site, but the view captures a range of listed buildings on the south edge of the open space, such as the Grade II Listed Clarendon, Regency, Heathview and Versailles Hotels, to the left, and 1-4 Talbot Place, to the right. The Grade II Church of All Saints is prominently situated within the centre of the view; its tall, conical church spire serves as a focal point in views looking south towards Blackheath.

#### Sensitivity of the View

This is considered a view of high sensitivity owing to the presence of the Maritime Greenwich World Heritage Site behind the viewer, and its Buffer Zone within the foreground of the view, as well as the Blackheath Conservation Area and associated listed buildings further south in the middle ground of the view.

#### Proposed Design - including mitigation:

Block A1 of the Proposed Development would be visible in the background of the view, as a new built element. It would break the line of hills in the background, which would make it a slightly more prominent element, although its constituent parts would be of a scale reflecting other townscape elements seen at distance in the view. The slim northern elevation of the building, for example, with paired balconies, along with the masonry east elevation with expressed top would be perceivable, as would the balconies on its east edge. Blocks A3, and the B blocks, would just be visible, but less perceivable, as they would be below the skyline.

#### Magnitude of Change

The magnitude of change is considered to be low, almost negligible, in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this would be a minor effect. Breaking the skyline may be considered a small disbenefit of the Proposed Development, although this is mitigated by its perceivable architecture, even at this distance. On balance the effect is neutral overall. **Minor; Neutral.**

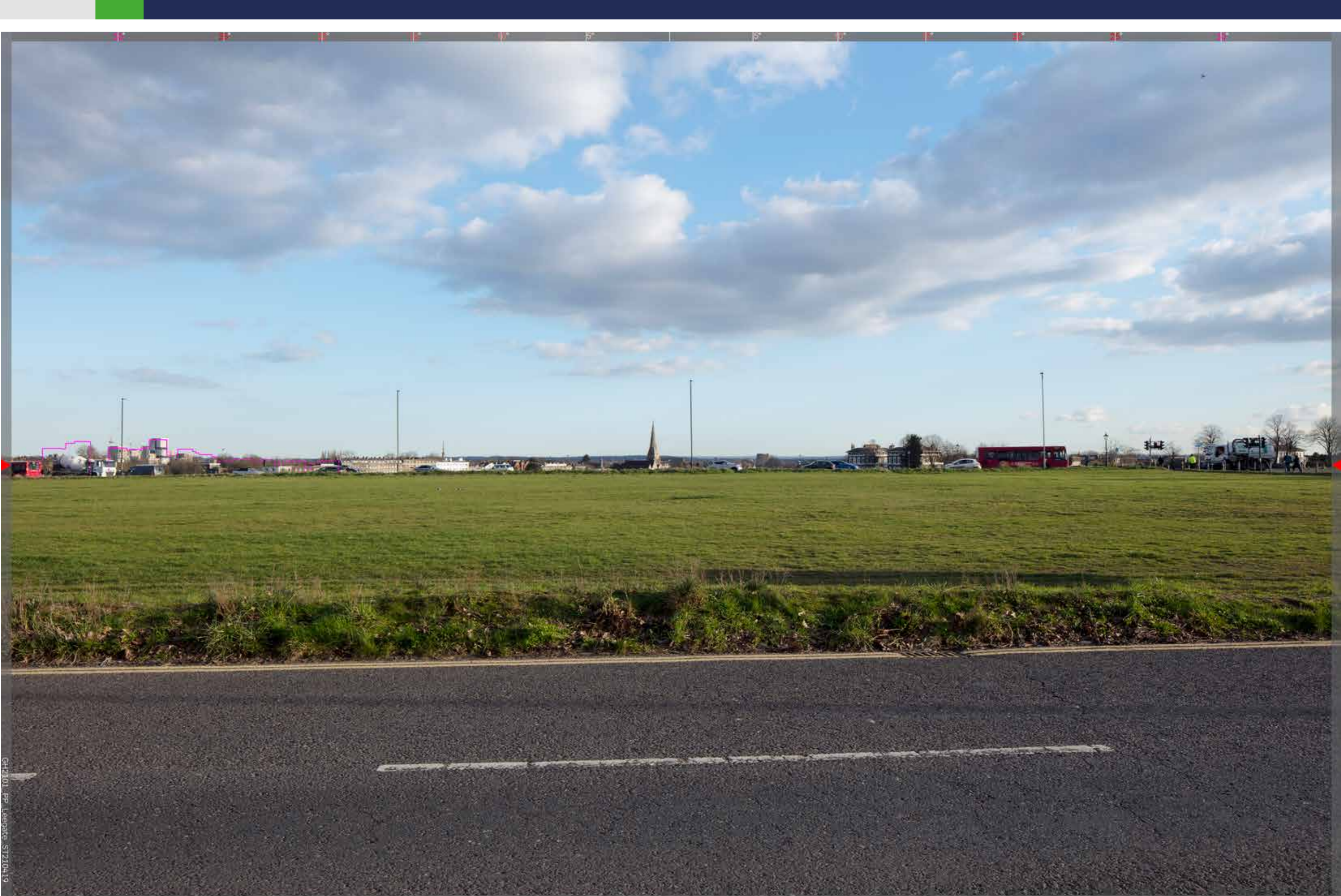
#### Cumulative Effect

The magenta line illustrates the presence of the emerging phases of the Kidbrooke Masterplan development, to the south east. The Kidbrooke development changes the background of the view quite considerably, but is a consented development and therefore has been scrutinised for the purposes of planning. The cumulative effect as a whole is considered to be **Moderate; Neutral, with the Proposed Development contributing to a low/negligible degree.**



View 17 location





GH2101\_PP\_Landscape\_S1210419

## 9 | Assessment of effects on Visual Receptors

### 18 | Shooter's Hill Road, Blackheath, looking south



#### Existing

This view is similar to the previous view, but the viewpoint is located closer to Shooter's Hill Road, where more of Blackheath village can be seen. The viewer is now located within the Buffer Zone of the World Heritage Site, but beyond its principal boundary. The foreground of the view again includes the wide, open expanse of Blackheath common, which is located within the buffer zone of the WHS. The view captures a range of listed buildings on the south edge of the common, such as the Grade II Listed Clarendon, Regency, Heathview and Versailles Hotels, to the left. Nos. 1-4 Talbot Place are just out of frame to the right. The Grade II Church of All Saints is prominently situated within the centre of the view; its tall, conical church spire serves as a focal point in views looking south towards Blackheath village. The background of the view includes hills further south, while, out of the frame of the photograph, the viewer can see tall recent developments at Kidbrooke and at Lewisham, to the left and right respectively. At present, the Site is not clearly visible from this viewpoint.

#### Sensitivity of the View

This is considered a view of high sensitivity owing to the presence of the Maritime Greenwich World Buffer Zone, as well as the Blackheath Conservation Area and associated listed buildings further south in the middleground of the view.

#### Proposed Design - including mitigation:

Block A1 of the Proposed Development would be visible in the background of the view, as a new built element set between the long horizontals of the ridgeline of the nave of All Souls and the Blackheath Concert Hall (also Grade II listed). It would break the line of hills in the background. The slim northern elevation of the building, with paired balconies, along with the masonry east elevation with expressed top would be perceivable, as would the balconies on its east edge. The other blocks of the Proposed Development would not be readily visible.



#### Magnitude of Change

The magnitude of change is considered to be low, almost negligible, in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this would be a minor effect. On balance it is considered to be adverse, because of its effect on the townscape relationship between the church and the concert hall. **Minor; Adverse.**

#### Cumulative Effect

The Kidbrooke development is out of frame (to the left) in this view, so no cumulative effect is recorded. **No cumulative effect.**



View 18 location



GH2101\_pp\_LeeGatev\_S1210419

## 9 | Assessment of effects on Visual Receptors

### 19 | Eltham Palace, looking north-west



Existing

#### Existing

This view is experienced from Eltham Palace, looking north west from close to the carriage circle south of the moat. The Great Hall of the palace, listed at Grade I, is located to the left of the view, principally out of frame, while Eltham Court, listed at Grade II\* is located behind the viewer. The two mature trees in the middleground of the view, provide a frame through which the wide expanse of London is revealed in the background, beyond the Grade II\* Registered Park and Garden.

#### Sensitivity of the View

The view towards the Site is somewhat incidental to the experience of Eltham Palace and its gardens, although the elite designation of the heritage assets at the viewing location, and the fact that this is a place which experiences high number of visitors, needs also to be considered. On balance this is a view of medium sensitivity.

#### Proposed Design - including mitigation:

The wireline AVR indicates that the lower Blocks of the Proposed Development would be set within the prevailing townscape, and therefore would probably not be noticed from the viewing location, unless a viewer was trying specifically to identify them. Block A1, however, is taller, and would break the skyline, though it would be set close to other tall buildings at Lewisham. At the distances involved, the architecture of the Proposed Development might just be perceivable, but would not be fully understood.



Proposed

#### Magnitude of Change

The magnitude of change is rated negligible in this view.

#### Residual Effect

Taking into account the sensitivity and the magnitude of change this is a negligible effect. **Negligible.**

#### Cumulative Effect

The magenta line shows that the Kidbrooke Masterplan development, to the north west, would not be visible or form part of a cumulative effect in this view. The tall element of the Connington Road development, however, would be visible amongst tall development at Lewisham. The cumulative effect as a whole is considered to be **Minor; Neutral, with the Proposed Development contributing to a negligible degree.**



View 19 location



0412101\_pp\_Leegate\_ST110419

Section 10

**Conclusions and Residual Effects.**

- 10.1 This HTVIA provides a thorough study of the Site, its history and the existing townscape environment. It identifies the heritage, townscape and visual receptors potentially affected by the Proposed Development and assesses the effects likely to arise in each case.
- 10.2 Assessments undertaken consider the sensitivity of townscape and visual receptors to change and the significance of heritage assets, including any contribution made by their setting. Knowledge of the Site and its relationship to receptors has been obtained through field work and archival research, and has also drawn on the baseline assessment work undertaken to inform previous applications on the Site.
- 10.3 The effects arising from the Proposed Development, have also been assessed in accordance with EIA Regulations and line with the Scoping Opinion. The majority of residual effects have been assessed to be beneficial. This conclusion is supported by the high quality of the proposed design of the Proposed Development and its positive architectural contrast to the Site, which is considered to sensitively juxtapose with the character of existing receptors to better express their value and setting. This being said, the nature of the Proposed Development results in only indirect setting effects to arise with relation to surrounding heritage assets. There would be no direct effects on the fabric of heritage assets because no heritage assets are located within the red line boundary of the Site.
- 10.4 The Site was redeveloped with the Leegate Centre scheme in the post-war period. Leegate House is the tallest part of that development, rising to 8 storeys with a partial 9th floor occupied by plant. Leegate House does not satisfactorily respond to the Lee Green junction, rather facing directly onto Burnt Ash Road. The Site is not optimised by the existing Leegate Centre development.

## Demolition and construction effects of the Proposed Development

- 10.5 The residual and cumulative effects on receptors in the local area, during peak years of the demolition and construction phases, were found likely to range between minor to moderate, and to be adverse effects despite mitigation. This is owing to visual disturbance caused by the presence of cranes, scaffolding, the sight of uncompleted buildings, site-deliveries, lighting and service connections.
- 10.6 Construction effects will be controlled by the CEMP. The effects would be relatively short-term and temporary in nature and it was found that they would principally affect areas located closer to the Site. The presence of construction activity would not materially affect the significance of any designated heritage asset in the longer term, although an appreciation of the significance of the Grade II listed Lee Green former Police Station and the Grade II Fire Station, is expected to be adversely affected in the short term owing to construction activity.

## Operational effects of the Proposed Development

- 10.7 The assessment of the effects of the Proposed Development on heritage, townscape and visual receptors has been undertaken with regard to:
  - The location and massing of the Proposed Development;
  - The specific heritage sensitivities and significance of designated and non-designated heritage assets in the local area, including the contribution made by their settings to their significance;
  - The architectural style, detailing and palette of materials explained in detail in the Design and Access Statement, submitted as a supporting planning document.
  - The arrangement of routes, public realm, landscaped spaces and active uses at street level; and
  - Other Committed Developments identified which informed the cumulative assessment.
- 10.8 The Proposed Development would have a permanent effect on the existing surrounding urban area.

## Operational heritage effects

- 10.9 The potentially affected designated and non-designated heritage assets in the area were identified in accordance with the methodology. They include conservation areas, listed buildings, registered parks and gardens, non-designated heritage assets, and a World Heritage Site, though the latter is at considerable distance from the Site.
- 10.10 The significance of these heritage assets was established, including any contribution made by their setting to significance. It was found that, while the Proposed Development would represent transformative change in the area and would change the wider settings of a number of heritage assets, few would be affected negatively. A very low level of less than substantial harm would be recorded in relation to the Blackheath Conservation Area by way of the visibility of the Proposed Development in long views across Blackheath towards Blackheath Village, although mitigation through design, as described in the DAS, has allowed this effect to be reduced.
- 10.11 In other cases the Proposed Development is considered to represent a neutral effect or enhancement to the settings of designated and non-designated heritage assets, with no harm to the significance of those heritage assets arising.

## Operational townscape effects

- 10.12 The townscape effects on the wider and local area resulting from the Proposed Development have also been assessed. It was found that the Proposed Development would have significant beneficial effects on townscape receptors in the surrounding context of the site, with diminishing, but still beneficial effects at greater distance.

## Operational visual effects

- 10.13 The potential visual effects of the Proposed Development were assessed with reference to 19 views projected as Accurate Visual Representations (AVRs).
- 10.14 In 11 of the 19 views assessed, the visual effects were found to be Moderate or Moderate-Major in scale and beneficial in nature. 1 negligible effect was recorded.
- 10.15 1 Minor; Adverse effects were recorded, in respect of views looking south at Blackheath.

## Cumulative Effects

- 10.16 The cumulative effects considered in relation to heritage, townscape and visual receptors would be very limited, given that there are no Committed Developments in the immediate vicinity, and those likely to interact with the Proposed Development all are at greater distance, namely the Kidbrooke Masterplan Developments to the east and the Connington Road development to the west.

## Mitigation through the design process

- 10.17 The scheme drawings, DAS and landscape DAS illustrate how the architects and landscape architects have sought to minimise or avoid harms to the surrounding environment through design, while accepting that the Proposed Development would be transformative. Indeed, it is understood that the Proposed Development needs to be transformative to deliver public benefits, but this inevitably means it will be taller and considerably more visible in the townscape than the existing, poor-quality, buildings.
- 10.18 Historic England's Advice Note 4 Tall Buildings (2022 and its predecessor documents) were considered through the design development process to avoid or minimise the potential indirect impacts of the Proposed Development upon the significance of heritage assets and their settings. An understanding of the Site's contextual role within the surrounding townscape, as well as its own character and historic significance, has been used to inform the scale, height and design of the Proposed Development. This HTVIA finds that the Proposed Development has successfully incorporated the principles set out in Note 4 and listed in paragraphs 2.9 - 2.15 and is therefore compliant with the guidance.
- 10.19 The assessments in this HTVIA give rise to the conclusion that the Proposed Development is of high quality, includes appropriate mitigation/enhancement through design, is appropriate for the Site and that its townscape and visual effects are generally beneficial as a result.

## 10 | Conclusions and Residual Effects

Table 10.1 Summary of Effects on Heritage Receptors during Operation

Receptors	Residual Effect:	Cumulative Effect:
<b>Heritage Receptors - during operation</b>	<b>Minor-Moderate; Adverse</b>	<b>No cumulative effects</b>
Police Station (Grade II)	Moderate; Neutral	No cumulative effect
Lee Green Fire Station (Grade II)	Major-Moderate; Beneficial	No cumulative effect
Nos.56-62 Burnt Ash Road (Grade II)	Minor; Neutral	No cumulative effect
Nos. 105 and 107 Lee Road (Grade II)	Negligible; Neutral	No cumulative effect
Lee Public Library (Grade II*)	No change	No cumulative effect
Eltham Court, Eltham Palace (Grade II*)	Negligible; Neutral	No cumulative effect
Manor House Gardens (Grade II)	Minor; Neutral	No cumulative effect
Eltham Palace Gardens (Grade II*)	Negligible; Neutral	Negligible
The Old Tiger's Head Public House (LB Lewisham)	Minor-Moderate; Beneficial	No cumulative effect
The New Tiger's Head Public House (RB Greenwich)	Minor-Moderate; Beneficial	No cumulative effect
139-149 Lee Road (RBG)	Minor; Beneficial	No cumulative effect
127-137 Lee Road and adjacent Quaggy Bridge	Minor; Beneficial	No cumulative effect
119 Lee Road (RBG)	Minor; Beneficial	No cumulative effect
7 Eltham Road (RBG)	Minor-Moderate; Beneficial	No cumulative effect
Nos. 1, 3 and 5 Meadowcourt Road (former firemans' cottages) (RBG)	Negligible-Minor; Beneficial	No cumulative effect



## 10 | Conclusions and Residual Effects

Lee Green ASLC	Minor-Moderate; Beneficial	No cumulative effect
Maritime Greenwich, World Heritage Site	Negligible; Neutral	No cumulative effect
<b>Townscape Receptors - during operation</b>	<b>Minor-Moderate; Adverse</b>	<b>No cumulative effects</b>
Character Area 1: Lee Green District Hub	Major; Beneficial	No cumulative effect
Character Area 2: Lee Manor	Minor; Neutral	Negligible/ No cumulative effect
Character Area 3: Manor House and Gardens	Minor; Neutral	Negligible/ No cumulative effect
Character Area 4: Lee Road and Northern Residential	Negligible-Minor; Neutral	No cumulative effect
Character Area 5: Green Open Space	Negligible-Minor; Beneficial	No cumulative effect
Character Area 6: Blackheath Park Residential	Minor; Beneficial	No cumulative effect
Character Area 7: South Eastern Residential	Minor; Beneficial	No cumulative effect
Character Area 8: Modern Redevelopment	Negligible; Neutral	Negligible/ No cumulative effect
<b>Visual Receptors - during operation</b>	<b>Minor-Moderate; Adverse</b>	<b>No cumulative effects</b>
View 1 Lee Road, north of Priory Park	No effect	No cumulative effect
View 2 Lee Road, close to junction with Meadowcourt Road	Major-Moderate; Beneficial	No cumulative effect
View 3 Lee High Road, close to junction with Lee Road	Moderate; Beneficial	No cumulative effect
View 4 Hedgley Street	Minor-Moderate; Beneficial	No cumulative effect
View 5 Manor House Gardens	Moderate; Beneficial	No negligible/No cumulative effect
View 6 Taunton Road, close to the junction with Wantage Road	Moderate; Beneficial	No cumulative effect

View 7 Taunton Road, close to junction with Falmouth Close	Minor-Moderate; Beneficial	No cumulative effect
View 8 Burnt Ash Road, close to Grade II listed group of houses	Moderate; Beneficial	No cumulative effect
View 9 Burnt Ash Road, just north of Effingham Road	Moderate; Beneficial	No cumulative effect
View 10 Carston Close	Minor; Beneficial	No cumulative effect
View 11 Leyland Road, beside entrance to Edith Nesbitt Pleasure Ground	Minor; Beneficial	No cumulative effect
View 12 Eltham Road, south side, just west of Cambridge Drive	Minor-Moderate; Beneficial	No cumulative effect
View 13 Eltham Road, north edge of Site, west of Leyland Road	Moderate-Major; Beneficial	No cumulative effect
View 14 Manor Way, close to sports ground	Minor; Beneficial	No cumulative effect
View 15 Lee High Road, close to junction with Lee Park	Minor; Beneficial	No cumulative effect
View 16 Lee High Road, close to the bridge over the River Quaggy/ Bright Field Road	Moderate; Beneficial	No cumulative effect
View 17 Maritime Greenwich World Heritage Site, within the boundary on Charlton Way	Minor; Neutral	Moderate; Neutral, with the Proposed Development contributing to a low/negligible degree
View 18 Shooter's Hill Road, Blackheath	Minor; Adverse	No cumulative effect
View 19 Eltham Palace, looking west	Negbigible	Minor; Neutral, with the Proposed Development contributing to a negligible degree.

## 10 | Conclusions and Residual Effects

Table 10.2 Summary of Effects on Townscape Receptors upon Operation

Townscape Receptors - during operation	Residual Effect	Cumulative Effects
Character Area 1: Lee Green District Hub	Major; Beneficial	No cumulative effect
Character Area 2: Lee Manor	Minor; Neutral	Negligible/ No cumulative effect
Character Area 3: Manor House and Gardens	Minor; Neutral	Negligible/ No cumulative effect
Character Area 4: Lee Road and Northern Residential	Negligible-Minor; Neutral	No cumulative effect
Character Area 5: Green Open Space	Negligible-Minor; Beneficial	No cumulative effect
Character Area 6: Blackheath Park Residential	Minor; Beneficial	No cumulative effect
Character Area 7: South Eastern Residential	Minor; Beneficial	No cumulative effect
Character Area 8: Modern Redevelopment	Negligible; Neutral	Negligible/ No cumulative effect

## 10 | Conclusions and Residual Effects

Table 10.3 Summary of Effects on Visual Receptors upon Operation

Visual Receptors - during operation	Significance and Nature of Residual Effects	Significance and Nature of Cumulative Effects
	<b>Moderate-Major; Beneficial (significant in EIA terms)</b>	<b>Moderate-Major; Beneficial (significant in EIA terms)</b>
View 1 Lee Road, north of Priory Park	No effect	No cumulative effect
View 2 Lee Road, close to junction with Meadowcourt Road	Major-Moderate; Beneficial	No cumulative effect
View 3 Lee High Road, close to junction with Lee Road	Moderate; Beneficial	No cumulative effect
View 4 Hedgley Street	Minor-Moderate; Beneficial	No cumulative effect
View 5 Manor House Gardens	Moderate; Beneficial	Negligible effect
View 6 Taunton Road, close to the junction with Wantage Road	Moderate; Beneficial	No cumulative effect
View 7 Taunton Road, close to junction with Falmouth Close	Minor-Moderate; Beneficial	No cumulative effect
View 8 Burnt Ash Road, close to Grade II listed group of houses	Moderate; Beneficial	No cumulative effect
View 9 Burnt Ash Road, just north of Effingham Road	Moderate; Beneficial	No cumulative effect
View 10 Carston Close	Minor; Beneficial	No cumulative effect
View 11 Leyland Road, beside entrance to Edith Nesbitt Pleasure Ground	Minor; Beneficial	No cumulative effect
View 12 Eltham Road, south side, just west of Cambridge Drive	Minor-Moderate; Beneficial	No cumulative effect
View 13 Eltham Road, north edge of Site, west of Leyland Road	Moderate-Major; Beneficial	No cumulative effect
View 14 Manor Way, close to sports ground	Minor; Beneficial	No cumulative effect
View 15 Lee High Road, close to junction with Lee Park	Minor; Beneficial	No cumulative effect
View 16 Lee High Road, close to the bridge over the River Quaggy/ Bright Field Road	Moderate; Beneficial	No cumulative effect

View 17 Maritime Greenwich World Heritage Site, within the boundary on Charlton Way	Minor; Neutral	Moderate; Neutral, with the Proposed Development contributing to a low/negligible degree
View 18 Shooter's Hill Road, Blackheath	Minor; Adverse	No cumulative effect
View 19 Eltham Palace, looking west	Negbigible	Minor; Neutral, with the Proposed Development contributing to a negligible degree.

Appendix 1

**Visualisation Methodology  
Statement (by AVR London).**

# AVR LONDON VERIFIED VIEW METHODOLOGY

**Project:** Leegate

**Date:** August 2021

AVR London were commissioned to produce a number of verified views of the proposals for Leegate. The AVR positions were identified by Icenl.

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

## Photography

### Equipment

Canon 5DSR

Canon TS-E 24mm f/3.5L II + TS-E17mm f/4L

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

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

experience.

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

When the shift capability of the lens is not used the image FOV and dimensions are the same as a prime lens of equal focal length.

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

**1.5** The centre of the camera lens is positioned at a height of 1.60 metres above the ground to simulate average viewing height. For standard verified photography, each view is taken with a lens that gives a 68 degree field of view, approximately, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph

Table 1: Example surveying data

View	EASTING	NORTHING	HEIGHT	Lens	HFOV (degrees)
AVR01	539717.907	175639.772	25.998	24mm	69
AVR02	539788.333	175146.712	17.139	24mm	69
AVR03	539831.592	175000.493	16.698	24mm	69
AVR04	539598.472	174846.316	15.231	24mm	69
AVR05	539333.789	174956.938	19.917	24mm	69
AVR06	539591.367	174785.784	15.536	24mm	69
AVR07	539777.459	174857.570	15.913	24mm	69
AVR08	539872.961	174642.085	17.057	24mm	69
AVR09	539864.274	174738.280	16.804	24mm	69
AVR10	539974.923	174602.164	17.495	24mm	69
AVR11	540023.048	174704.717	17.799	24mm	69
AVR12	540156.409	174852.391	17.412	24mm	69
AVR13	539945.629	174923.849	16.630	24mm	69
AVR14	540151.097	175384.636	23.196	24mm	69
AVR15	539535.630	175198.210	17.903	24mm	69
AVR16	539714.055	174990.506	16.411	24mm	69
AVR17	539296.570	176831.791	44.603	24mm	69
AVR18	539468.174	176762.597	43.159	24mm	69
AVR19	543410.372	174006.150	60.269	24mm	69
AVR20	539406.946	176749.698	44.318	24mm	69



Fig 01: 24mm photograph with 50mm photograph overlaid

is embedded within the photo file; this metadata allows accurate lighting timings to be recreated within the computer model.

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

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

### Regarding 24mm focal length in an urban environment

**1.8** When we observe a scene, we can



Fig 02: Tripod location as documented by photographer

focus on 6-10 degrees, however, without moving our head, the scene beyond is observed using our peripheral vision. Once we move our eyes we can observe almost 180 degrees without moving our head. In reality we do not view the world through one fixed position, we move our eyes around a scene and observe, height, width and depth.

This is acknowledged by the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals. The appreciation of the

wider context seen through peripheral vision or by moving our eyes (changing the focal point) is key to our experience of a scene.

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

### 50mm Lens/Crop

**1.9** It should also be stressed that if you were to centrally crop into an image taken with



Fig 03: Survey points as highlighted by surveyor

## AVR LONDON VERIFIED VIEW METHODOLOGY

a 24mm lens to the same HFOV as a 50mm lens, the resulting image is identical to that produced by taking it directly with a 50mm lens. An image with a 69 degree HFOV (24mm lens) is geometrically and perspectively identical to an image showing a HFOV of 40 degrees (50mm lens), the 24mm lens purely gives more context to all sides (Fig 01). Further, all of our images allow this 50mm equivalent HFOV to be seen, read and understood on the image itself. The reader and in particular an experienced inspector can then make a judgment with the benefit of both fields of view.

### Survey

#### Equipment

*Leica Total Station Electronic Theodolite which has 1" angle measuring accuracy and 2mm + 2ppm distance accuracy.  
Leica Smart Rover RTK Global Positioning System.  
Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km*

**2.1** The photographer briefs the surveyor, sending across the prepared photographs, ground positions and appropriate data.

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

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

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

methods in plan and commensurate with this in level.

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

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

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

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

### Accurate Visual Representation Production

#### Process

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

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

photograph from site. The virtual camera is now verified against the site photograph.

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

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

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

### Presentation

#### Graticule

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

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

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

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

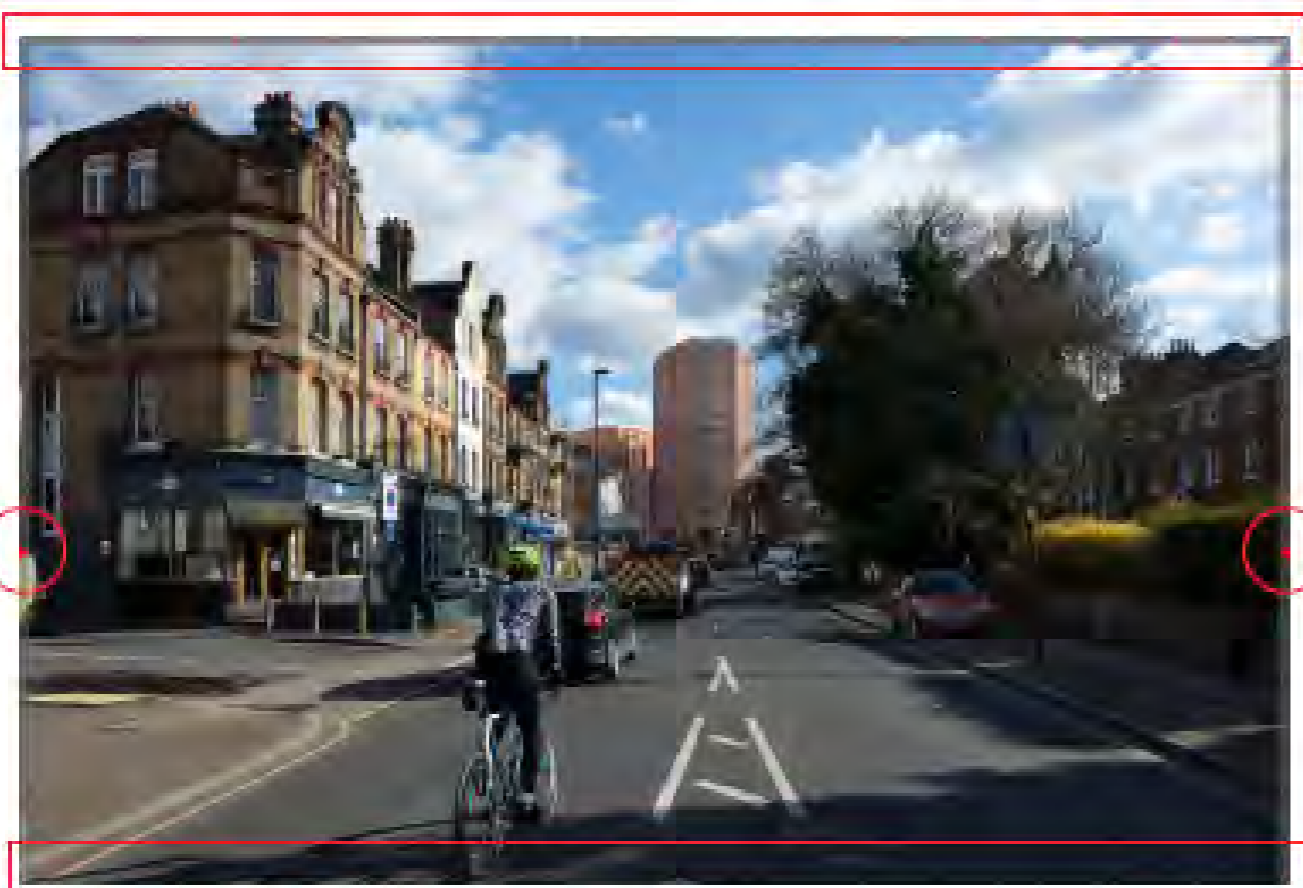


Fig 04: Example AVR London graticule

#### References:

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

Appendix 2

**Committed Developments  
considered in Cumulative  
Assessment.**

Ref	Development	Planning Ref	Summary of Development	Area (ha)	Approval Date	Planning Status
<b>Schemes within Royal Borough of Greenwich</b>						
1	Land north of Kidbrooke Railway Station	15/2507/EIA	Environmental Impact Assessment Screening Opinion under the Town & Country Planning (EIA) Regulation 2011 for a proposed development comprising approximately 400 residential units with retail, commercial and other employment uses.	1.3	09/09/2015	Not Required
2	Kidbrooke Masterplan – Phase 3	14/2607/F	Demolition of existing buildings and construction of 1,238 residential units (an increase of 255 residential units over and above the 2013 consent figure of 983 dwellings) (Use Class C3) together with 1,957m2 retail / commercial (Use Class A1), 1,305m2 of retail / commercial (Use Class A2-A5), 345m2 restaurant (Use Class A3), 5,713m2 of community (Use Class D1), a 2,696m2 supermarket (Use Class A1), a public square, publicly accessible open space and associated access, servicing, car parking, cycle parking and landscaping.	6.3	27/03/2015	Approved
3	Kidbrooke Masterplan – Phase 5	14/2611/F	Demolition of existing buildings and construction of 1,144 residential units (an increase of 258 residential units over and above the 2013 consent figure of 886 dwellings), publicly accessible open space and associated access, car parking, cycle parking and landscaping.	8.8	27/03/2015	Approved
4	Kidbrooke Village, Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only), Kidbrooke, London, SE3 9YG	19/3415/F	Demolition of existing buildings and erection of residential units, publicly accessible open space and associated access, car parking, cycle parking and landscaping, erection of a new pavilion building within the Park. The proposals result in the uplift of residential units compared to approved Planning Permission refs. 14/2607/F (as amended) related to Phase 3 and ref. 14/2611/F (as amended) related to Phase 5.	8.97	31/03/2021	Approved
5	Kidbrooke Masterplan – Phase 6	14/2554/O	Hybrid Application: i) Detailed Planning Permission for the demolition and construction of 713 residential units (an increase of 78 residential units over and above the 2009 consent of 635 dwellings for this phase) (Use Class C3), new publicly accessible open space and associated access, servicing, parking, landscaping and works; and ii) Outline Planning Permission, with all matters reserved apart from access, layout and scale for 133 extra care units (Use Class C3), 2,971sq.m. Community floor space (Use Class D1), a 3,200sq.m. replacement Primary School (Use Class D1), 250sq.m. Retail floor space (Use Class A1) and associated access, servicing, parking, landscaping and works.	10.7	27/03/2015	Approved
6	Kidbrooke Station Square, Henley Cross	18/4187/F	A comprehensive development comprising 619 residential flats (272 one bedroom, 286 two bedroom & 61 three bedroom) including 309 affordable units (class C3 use), retail use (class A1/A3 uses), business use (class B1 use), a nursery (class D1 use), new bus station interchange and residential squares and other public realm, hard and soft landscaping,	1.7	20/12/2019	Approved



7	Kidbrooke Park Road Development (Phase 1)	20/2330/F	The construction of four buildings between 4-10 storeys to provide 117 flats comprising of social housing - 19 one, 60 two, 38 three bedroom flats (100% social rent) (use class C3) together with the provision of a nursery (417 sqm), community space (47 sqm) (use class D1), associated public realm, play space, accessible parking spaces and the re-provision of a substation with SUDS.	0.8	20/09/2021	Approved
8	Kidbrooke Park Road Development (Phase 2)	21/4300/EIA	Scoping Opinion under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 for a 6 to 15 storeys high residential-led development to provide circa 322 homes, ancillary commercial uses, new public realm and associated parking and servicing arrangements.	1.77		Pending Consideration
<b>Schemes within London Borough of Lewisham</b>						
9	Connington Road	DC/17/101621  DC/21/121768	Construction of three buildings, measuring 8, 14 and 34 storeys in height, to provide 365 residential dwellings (use class C3) and 554m <sup>2</sup> gross of commercial/community/office/leisure space (Use Class A1/A*/A3/B1/D1/D2) with associated access, servicing, energy centre, car and cycle parking, landscaping and public realm works at the former car parks, Tesco Store  An application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) in connection with planning permission (LBL reference 'DC/17/101621' dated 22/01/2020 as varied by Application 'DC/21/121696' dated 11/05/2021) for 'Construction of three buildings to provide residential dwellings (use class C3) and commercial/ community/ office/ leisure space (Use Class A1/A2/A3/ B1/ D1/ D2) with associated access, servicing, car and cycle parking, landscaping and public realm works at the former car parks, Tesco Store, 209 Conington Road SE13 (revised plans) to vary Conditions 2 (Approved Plans), 12 (Site Contamination), 13 (Remediation Strategy), 18 (Combined Heat and Power Networks), 19 (CHP Abatement), 20 (External Materials / Detail Design), 25 (Living Roofs), 26 (Hard Landscaping Details), 27 (Soft Landscaping), 29 (Bird, Bat Boxes and other Ecology Features), 37 (Retention of Amenity Spaces) and 47 (Approved Quantum) for minor amendments to residential mix, internal layouts, elevational treatment, the introduction of an additional storey (at level 34) to Block B1, a reduction in floor to floor heights to 3metres, a reduction in heights of all three buildings, landscape and access changes.	0.98	21/05/2018	Appeal decision allowed  Validated 12/05/2021 Awaiting Decision
10	Lewisham House, 25 Molesworth Street, Lewisham, London, SE13 7HF	DC/21/120369	Prior approval for the change of use of Lewisham House, 25 Molesworth Street, SE13, from office use (Class B1a) to residential (Class C3) to create 218 units with 322 cycle spaces.	0.4	17/05/2021	Prior Approval Allowed
11	Ladywell Leisure Centre, 261 Lewisham High Street	DC/20/116088	Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended) (the Regulations) in respect of the mixed-use residential-led redevelopment of the former Ladywell Leisure Centre, Lewisham High Street, SE13, providing up to 280 residential units and flexible A1-A3, B1, D1 and D2 floorspace with a maximum height of 10 storeys.	1.06	12/03/2021	Not Required



Appendix 3

# Listed Building Descriptions .

## Appendix 3 | Listed Building Descriptions

### POLICE STATION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079980

Date first listed: 12-Mar-1973

Statutory Address: POLICE STATION, LEE HIGH ROAD SE12

County: Greater London Authority

District: Lewisham (London Borough)

#### Details

LEE HIGH ROAD SE12 1. 4424 (South Side) Police Station TQ 3974 20/194

II 2. Early C20. 2 storeys and attic, 5 windows. Red brick with stone dressings. High pitched tiled roof has 5 tall brick chimneys, banded in stone and with brick cornices. Gable over right bays. Main entablature, with heavy modillion cornice, at 2nd floor level. Wall, between this and overhanging eaves, holds 4 large, pedimented half-dormers, breaking eaves. String at 1st floor cills. Moulded and chamfered reveals to 1st floor windows whose heads are set into architrave band of main entablature. Stone banded ground floor, whose 2 left windows are in shouldered architraves. A round window, in keyed architrave, is between these and porch, which overlaps on to slightly projecting right bay. Stone porch has battered diagonal buttresses, mutule cornice and parapet and segmental entrance arch. Right ground and 1st floor windows in canted bay.

Listing NGR: TQ3978374967

### LEE GREEN FIRE STATION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358947

Date first listed: 08-Jun-1973

Date of most recent amendment: 29-Oct-2009

Statutory Address: LEE GREEN FIRE STATION, 9 ELTHAM ROAD

County: Greater London Authority

District: Greenwich (London Borough)

National Grid Reference: TQ 39929 74976

#### Details

786/51/501 9 ELTHAM ROAD 08-JUN-73 Lee Green Fire Station (Formerly listed as: ELTHAM ROAD SE3 LONDON COUNTY COUNCIL FIRE STATION)

II Fire Station, 1906, by the Fire Brigade Branch of the London County Council Architects Department. Small extension of the immediate post-war period and other minor later alterations. MATERIALS: Red brick with lower courses of russet glazed brick, steeply pitched slate roof and tall brick chimneys. Rendering to twin gables and glazed brick at ground floor on side elevation. Stone canted bay to front.

PLAN: Three storeys, attic and basement. Roughly square plan at ground floor with an L-plan to south and east sides at first floor level and above.

EXTERIOR: Notable for having two elevations of architectural quality in the Arts and Crafts-style to the south, with a cross-gable, and to the east. The southern elevation has two bays to the left under a steep slate roof with its eaves soffit punctured by a long horizontal dormer beneath which are sash windows in tall segmental-headed recesses; each window has three sashes. Between the recesses at second floor level are attached gilt letters 'LCC / LEE GREEN / FIRE / BRIGADE / STATION / AD 1906' and coat of arms below. At ground floor level are the two appliance bays under a pent roof, both with modern doors. The section to the right has a slightly splayed cross-gable with painted white kneelers, a stone-faced canted bay to ground and first floor, two windows in attic, three at second floor, and one to each floor alongside the bay. The latter are divided by a drip mould which continues to the side elevation and the rear. The return

elevation to the east has four equal bays and has prominent twin gables to the centre with rendered corbelled peaks and attic windows. The windows are a mixture of single sashes and groups of three or five and there is also a round arched entrance in glazed brick. The gable elevation to rear has pairs of sashes under segmental relieving arches to each floor above the drip mould. Next to it is access to the appliance bay via a post war extension, infilling a recessed section of the original plan, around which the upper storeys form an L-plan with three firemen's flats to each floor including attic, with concrete and iron balconies to the upper two floors. All entrances to apartments have red panelled doors with a variation of glazing to the top section, those to centre in segmental arches which provide access to the central staircase. The sliding pole is accessed from the roof garden at first floor level.

There are three firemen's cottages to the north of the station, but these are detached and in separate ownership and are not of special interest.

INTERIOR: The plan form survives with self-contained flats, with living area, bedrooms and washrooms, accessed from the staircase in the centre of the L-plan. The ground floor contains: the appliance room; watch-room, which has an internal segmental arched window overlooking the appliance bay and large segmental arch to the bay window; mess room, this with arched alcoves and simple fireplace; and equipment room in the modern extension. There is good survival of original joinery throughout, including moulded arched door-cases and doors, and a number of fireplaces with surrounds in glazed or bare brick and timber. The central staircase with metal balustrade survives although the handrail and treads have modern plastic coverings. The basement has storage cupboards and a fire escape with short metal ladder that exits into the equipment room.

HISTORY: Lee Green Station was opened on 13 December 1906 by Lewen Sharp of the Fire Brigade Committee of the London County Council. It is the product of the most fruitful period of fire station design in London, when the Fire Brigade was part of London County Council and stations were designed by a group of architects led by Owen Fleming and Charles Canning Winmill, both formerly of the LCC Housing Department. They brought the highly-experimental methods which had evolved for designing new social housing to the Fire Brigade Division, as the department was called from 1899, and drew on a huge variety of influences to create unique and commanding stations, often built to a

bespoke design and plan. Some of the stations built in this period retained the arrangement of earlier stations whereby accommodation for firemen was in flats above the appliance bays, accessed via external balconies. Yet while derivative in plan, the treatment of the façades of these stations was always carefully considered. Lee Green is a good example of this period of fire station design, where the Arts and Crafts-style has been selected for its appropriateness to the suburban landscape of south-east London and deployed on two elevations of considerable charm and character. Extra accommodation was provided in two houses to the north of the station.

SOURCES: Andrew Saint, 'London's Architecture and the London Fire Brigade, 1866-1938' (Heinz Gallery RIBA, Exhibition Catalogue, 1981) John B. Nadal, London's Fire Stations (Huddersfield, 2006) Will Reading, 'L.C.C. Fire Stations, 1896-1916, their History, Condition and Future Use' (Architectural Association, Graduate School, 2007)

REASONS FOR DESIGNATION: Lee Green Fire Station is listed at Grade II for the following principal reasons: \* of special architectural interest as one of a remarkable series of fire stations built by the LCC between 1896-1914, each executed to a bespoke design, which are widely admired as being among the most accomplished achievements of this exceptionally rich and prolific period of LCC civic architecture; \* its Arts and Crafts-style composition featuring good quality brickwork, an imaginative variety of windows, tall chimneys and elegant gables; \* it exhibits the quality of material and attention to detail which are the hallmarks of LCC design; the principal elevations are virtually intact; \* good survival of original features, externally and inside.

## Appendix 3 | Listed Building Descriptions

### 56, BURNT ASH ROAD

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1080774

Date first listed: 03-Apr-1990

Statutory Address: 56, BURNT ASH ROAD

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39846 74692

#### Details

The following should be added: BURNT ASH ROAD TQ 3974 Lee 20/300 No 56

#### GV II

House. c. 1840-50 in Italianate style. Stock brick with hipped slate roof and end brick chimney-stacks. Two storey; 3 windows. First floor has cambered 12 pane sashes with horns in reveals and brick voussoirs. Ground floor has cambered moulded architraves with 12-pane sashes and horns. Central door-case with cornice, pilasters, lamp brackets, rectangular fanlight and 4 panelled door. Attached to right hand side is C20 2 storey yellow brick extension with garage door. Rear elevation is stuccoed with 1 cambered door.

Listing NGR: TQ3984674692

### 58, BURNT ASH ROAD

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1262018

Date first listed: 03-Apr-1990

Statutory Address: 58, BURNT ASH ROAD

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39850 74675

#### Details

The following should be added: BURNT ASH ROAD TQ 3974 Lee 20/301 No 58

#### GV II

House. c. 1840-50 in Italianate style. Stock brick with hipped slate roof. 2 storeys 3 windows. First floor has left side 4-light oriel and 2 12-pane sashes with horns in reveals. 2 cambered ground floor sashes without glazing bars. central porch with cornice, pilasters and rectangular fanlight. To right is 2 storey extension which links to No 56. Stock brick with stone coping, 1 sash with verticals only and garage door between 'rear' elevation has large stock brick extension.

Listing NGR: TQ3985074675

### 60, BURNT ASH ROAD

#### Heritage Category:

Listed Building

Grade: II

List Entry Number: 1080775

Date first listed: 03-Apr-1990

Statutory Address: 60, BURNT ASH ROAD

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39852 74661

#### Details

BURNT ASH ROAD TQ 3974 Lee 20/302 No 60

#### GV II

House. c. 1840-50 in Italianate style. Built of stock brick with hipped slate roof and end cemented chimney-stacks. 2 storey; 3 windows. First floor has 12 pane sashes with horns, ground floor has 2 cambered 12 pane sashes in reveals and cambered entrance to left. Central door-case with cornice, pilasters, rectangular 4 panelled door. Flat roofed extension to right in stock brick the upper part renewed, with 1 sash without glazing bars and garage door. Plinth. Rear elevation stuccoed.

Listing NGR: TQ3985274661

### 62, BURNT ASH ROAD

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1252940

Date first listed: 03-Apr-1990

Statutory Address: 62, BURNT ASH ROAD

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39855 74644

#### Details

BURNT ASH ROAD TQ 3974 Lee 20/303 No 62

#### GV II

House. c. 1840-50 in Italianate style. Stock brick with hipped slate roof and end brick chimney-stacks. 2 storeys 3 windows. First floor has 3 12 pane sashes with horns. Ground floor has 2 cambered sashes with moulded architraves. Central doorcase with cornice but no pilasters, rectangular fanlight and 4 panelled door, the top 2 panels glazed. Plinth. Flat roofed extension in stock brick with garage door underneath. Rear elevation stuccoed.

Listing NGR: TQ3985574644

## Appendix 3 | Listed Building Descriptions

105 AND 107, LEE ROAD SE3

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1210319

Date first listed: 08-Jun-1973

Statutory Address: 105 AND 107, LEE ROAD SE3

County: Greater London Authority

District: Greenwich (London Borough)

National Grid Reference: TQ 39796 75230

Details

1. 4412 LEE ROAD SE3 ----- Nos 105 & 107 TQ 3975 45/328

II

2. 1840-50 pair, stucco. 2-storeys and basement, 1-window each in main block. Low pitched, hipped slate roof with deep eaves soffit. 1st floor sash windows in plain reveals with cornices high above. Ground floor wide 3-light sash windows opening to trellis balconies, with swept canopies, supported on wood, quasi-Ionic posts in front of 3-light basement windows. No 105 has 2-storey, 2-window left entrance wing. Half-glazed door has reeded cornice head and rectangular fanlight with glazing bars; and is in trellis porch of similar appearance to window balcony. Garage door at extreme left. No 107 has similar trellis porch over half glazed door with pointed arch and glazed spandrels, pointed lower panels.

Listing NGR: TQ3979675230

LEE PUBLIC LIBRARY

Overview

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1079968

Date first listed: 30-Aug-1954

Date of most recent amendment: 12-Mar-1973

Statutory Address: LEE PUBLIC LIBRARY, OLD ROAD SE13

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39362 75052

Details

OLD ROAD SE13 1. 4424 Lee Public Library [Formerly listed as No 34 - The Manor House (Lewisham TQ 3975 15/L66 30.8.54. Public Library)]

II GV

2. 1771-2, probably by Richard Jupp. 2 storeys and basement, 5 windows. Slightly projecting centre 3-bay section has half-storey over. Yellow stock brick. Stone entablature with fluted architrave, garlands in frieze. Blocking course over. In attic storey 4 flat pilasters support cornice. Low pitched hipped slated roofs. Ground floor cill string. Rusticated stone basement. 1-storey and basement, 2 window right wing, partly rebuilt. 2-storey and basement left wing, blank but for one round window on 1st floor and one small door. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals. 7 stone steps, with side walls and wrought iron inner rails, to tetrastyle porch with leafy capitals, garlands in frieze and pediment over. Later inscription in tympanum: "MANOR HOUSE". Porch now glazed. Cast iron gallery to flat roof centre. South (garden) front. Similar style and proportions but 3 middle windows in large round bow. Moulded stone architraves and cornice to windows. In right wing long dog-leg stair to entrance set back under round arch, 3-light sash window above, under plaster fanlight tympanum. Round arched niche under round

window at right. Inside in hall screen of columns with leafy capitals. Reading room with large South bow has ceiling and cornice in shallow, Adam style plasterwork. Similar plaster work and screen of Ionic columns in ante-room to East, Enriched window architraves, reveals and shutters. Similar South room on West side. 1st floor landing has arched screen with Ionic columns; groin vaulted passage behind, with Adam style decorative plaster work on walls. Central niche; and niche at stair head. Enriched cornices to principal upstairs rooms. House belonged at one time to Julius Angerstein who married the widow of its 1st owner Thomas Lucas. In 1796 he sold it to Francis Baring, founder of Baring's Bank.

Lee Public Library Walls and Gate Piers and Pentland House and Walls form a group.

Listing NGR: TQ3936275052

ELTHAM COURT (ELTHAM PALACE)

Overview

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1212906

Date first listed: 06-Jul-1981

Statutory Address: ELTHAM COURT (ELTHAM PALACE), COURT YARD SE9

County: Greater London Authority

District: Greenwich (London Borough)

National Grid Reference: TQ 42458 74010

Details

1. 4412 COURT YARD SE9

Eltham Court (Eltham Palace) TQ 4274 53/33C TQ 4274 59/33C

II\*

2. 1933-5. By Seely and Paget. Red brick with Chipake stone dressings and hipped tile roofs. In the English Renaissance style. Built on a butterfly plan with one wing, with the living rooms, extending into the medieval Great Hall (AM), the other containing the dining and service rooms. Two storeys with heavy quoins, cill band and balustraded parapet. All cross framed casement windows in the C17 manner. Entrance pavilion between the wings of a rather French character, Loggia, Venetian window above, hipped bell casts roof. On the rear elevation similar pavilions flank a curved arcade of five bays. Rich contemporary, internal decorations by Italian and Swedish designers. Built for and partly designed by Stephen Courtauld.

Listing NGR: TQ4245874010

### MANOR HOUSE GARDENS

#### Overview

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000821

Date first listed: 01-Oct-1987

County: Greater London Authority

District: Lewisham (London Borough)

National Grid Reference: TQ 39433 74889

#### Details

A late C18 private garden, since 1902 a public park.

#### HISTORIC DEVELOPMENT

Since the C15 the owners of the site now (1998) known as the Manor House Gardens have been well documented (Birchenough 1971). The lease of 1736 describes the site as having a house with a courtyard, coach house, and privy, with pleasure grounds as well as a kitchen garden and an orchard. By 1749 William Coleman, a wealthy merchant specialising in the West Indian Trade, had taken possession of the site. He left the property to his nephew Thomas Lucas, a director of the South Sea Company, who is thought to have rebuilt the mansion c 1771-2. It is probable that Lucas also made alterations to the garden. From 1796 the Manor House and grounds were owned by the Baring family and the description of the property at this time includes pleasure grounds, lawn, shrubbery, and a sheet of water. Between c 1884 and 1899 the house was used as a military academy. In 1901 the owner, Sir Francis Thornhill Baring (later Lord Northbrook), sold the property to London County Council who in the following year opened the grounds to the public. The site remains (1998) in use as a public park.

#### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING**  
Manor House Gardens are situated in south-east London in the township of Lee, c 1km south-east of Lewisham, c 700m north of Hither Green, and c 2km south of Greenwich Park (qv). The c 3ha site is bounded to the north by Old Road; to the east by the backs of houses on Aislibie and Brightfield Roads; and to the south by the backs of houses on Taunton Road (made on a former paddock of Manor House). To the west the site is bounded by Manor Lane, and to the north-

west by the garden walls (listed grade II) of the former kitchen garden, now part of the grounds of neighbouring Pentland House. The site falls from north to south, the southern end being crossed by the River Quaggy flowing from east to west.

**ENTRANCES AND APPROACHES** The main entrance to the gardens is via a modern gateway situated on Old Road to the north, c 2m to the east of the entrance to the mansion. This entrance is shown on the OS 1st edition map of 1875 leading to buildings, probably the stables and coach house; these had been removed by 1916 (OS).

There are additional pedestrian entrances around the site; from Brightfield Road to the east, Taunton Road to the south, and three in Manor Lane to the west, most of which are shown on the OS 3rd edition map of 1916.

**PRINCIPAL BUILDING** The Manor House (listed grade II\*) was built c 1771-2 for Thomas Lucas and was probably designed by Richard Jupp (d 1799; Cherry and Pevsner 1983). Built of yellow stock brick with low pitched slate roofs, Manor House is an elegant five by three-bay structure on a rusticated stone basement and with a stone entablature. The north front has a taller, projecting three-bay centre and a four-column, one-storey porch, now glazed. The south (garden) front is of similar style and proportions but with a full-height bow in the centre. Used since the early C20 as a public library, the Manor House is separated from the gardens by late C20 iron railings. The main entrance is from Old Road and leads through modern wrought-iron gates hung from C18 rusticated square stone piers (listed grade II) into the forecourt, which is enclosed within low walls of multicoloured bricks (listed grade II) with a second gateway to the west.

**AND PLEASURE GROUNDS** The c 3m wide tarmac path from the main entrance to the gardens leads south along the boundary fence to the east of the Manor House. A central grass bed c 50m long and a bed for plants c 10m long decorate this area and retain the design first shown on the OS 3rd edition map (1916). After c 75m the path divides, becoming a winding perimeter path following, with a few minor additions, the path system recorded in 1875 (OS). A branch to the west passes the south front of the mansion. The mansion is separated from the garden by iron railings and in summer trees and shrubs screen much of it from the garden. A seating area paved with concrete slabs has been made to the south of the railings. The main path continues south, with a range of C19 single-storey buildings to the east; these are now used for storage, shelter, and public toilets. A brick wall of uncertain date separates the houses in Aislibie Road from the garden. To the west, below the south front of the mansion, is a mid C20 hard tennis court and a large

expanse of lawn. The lawn, which was featured in the 1796 sale particulars, is now (1998) enclosed within mesh fencing; it is bordered with mature and semi-mature trees and slopes gently for c 100m down to the lake.

The oval lake, c 100m from north-east to south-west, is thought to have been made by Thomas Lucas from a piece of boggy ground (Birchenough 1971). At the western end, screened by a crescent of shrubs and trees, was a small boathouse (first recorded on the OS map of 1894), removed late C20. The small island to the east of the site of the boathouse was not recorded until 1916 (OS).

After c 90m the perimeter path divides again; to the west it enters the lawn via a small iron gate and follows the north-west bank of the lake to the west side of the gardens. The main path continues south around the east end of the lake, passing the pedestrian entrance from Brightfield Road to the east. After c 50m it divides again, the path to the west following the south bank of the lake and the main path continuing south, crossing the River Quaggy by way of a small footbridge ornamented with domed topped piers and iron railings acting as a parapet.

South of the river a small triangle of ground of c 0.5ha is all that survives of the paddock recorded in 1875, the remainder having been developed by 1894. The path continues south across the triangle to the Taunton Road entrance. The land to the east is made over to hard tennis courts and a children's play area. A major part of the grassed area to the west of the path is taken up with another hard tennis court. A footpath runs west from the main path, following along the brick boundary wall between the gardens and the houses in Taunton Road. Small trees decorate the grass between the path and the river. After c 100m the path crosses a bridge over the river which is bordered by small trees and shrubs and contained within ornamental iron railings. The path then joins up with the western perimeter path (emitting from the entrance in Manor Lane) and a branch from the southern lakeside path. After c 30m it once again divides, the branch to the east linking up with the lakeside paths. The main path continues north along the western boundary, the southern part of which is enclosed by iron railings, the northern part by the brick wall separating the garden from the houses in Manor Lane. Some 70m south-west of the Manor House the path follows the boundary of what was the kitchen garden, incorporated into the grounds of Pentland House at the beginning of the C20. It then turns to the east, past the south front of the mansion, and joins up with the entrance path.

#### REFERENCES

E Cecil, *London Parks and Gardens* (1907), p 182 LCC, *London Parks and Open Spaces* (1924), pp 51-2 B Cherry and N Pevsner, *The Buildings of England: London 2 South* (1983), p 426 E and J Birchenough, *The Manor House and its Associations* (1971)

Maps J Rocque, *Twenty Miles around London*, 1745 Tithe map, 1839 (Lewisham Local Studies Centre)

OS 25" to 1 mile: 1st edition published 1875 3rd edition published 1916 1934 edition OS 60" to 1 mile: 2nd edition published 1896

Description written: October 1998 Register Inspector: LCH Edited: November 2001

### ELTHAM PALACE

#### Overview

Heritage Category: Park and Garden

Grade: II\*

List Entry Number: 1001410

Date first listed: 02-Dec-1998

County: Greater London Authority

District: Greenwich (London Borough)

National Grid Reference: TQ 42461 73950

#### Details

A medieval moated enclosure around the remains of a Royal palace, developed with new buildings and gardens in 1933-5 by the architects Seely and Paget.

#### HISTORIC DEVELOPMENT

Eltham became a Royal palace in 1305, when it was granted to Edward, Prince of Wales by Anthony Bek, Bishop of Durham. The estate included the moated manor house, a dovecote, a deer park, and a windmill. As King, Edward embarked on a large-scale programme of building and improvement, which his successors continued.

Edward III built part of the great wall around the moat and continued work on the grounds, adding the Middle (or Little Park) to the west of the Palace between 1367 and 1368. Richard II enclosed another park, the Great Park, to the south and east of Eltham Palace. He also laid out a new garden to the south, beyond the moat. Between 1475 and 1480 Edward IV constructed the Great Hall and laid out a third park, Home or Lee Park (to the west of Middle Park and Eltham Palace). Together the three parks contained almost 1300 acres (c 540ha). Henry VIII laid out new gardens to the south and east of the moat, with a Privy or Arbour Garden and alleys providing a private walk. He also put in a new chapel, lodgings, and in 1532, a bowling green (site not known).

Henry VIII was the last monarch to spend substantial amounts of money or time on Eltham. After over 300 years as an eminent Royal palace, favoured by Kings and courtiers as a hunting park, it was eclipsed by Greenwich Palace. Eltham Palace then declined rapidly: after the Civil War it was described as untenable and out of repair, and most of the buildings were demolished by Colonel Nathaniel Rich, who purchased the main portion of the estate after a sale in 1649.

The Great Hall and Chapel were retained but left as ruins, the deer were slaughtered and the parks stripped of their trees.

In the mid C17 the owner, Sir John Shaw, built Eltham Lodge in the Great Park and lived there. For the next 200 years Eltham Palace was used as a farm and the buildings were tenanted. Middle and Home Parks do not appear to have been re-enclosed. The Palace declined into a picturesque ruin, much frequented by artists and sightseers. In the early C19 a villa was built within the moat walls and gardens and kitchen gardens laid out in the west and south moats. A campaign to save the Great Hall from demolition resulted in its restoration in 1828 but it was still used as a barn. Later in the C19 Eltham Palace became a gentleman's residence, and glasshouses and gardens were laid out in the west moat. By the early C19 the parkland had been reduced to two small areas of 50 acres (c 21ha) and 70 acres (c 29ha); the rest had reverted to arable or pastureland. The larger park was cleared of its parkland trees between 1808 and 1828.

The late C19 and early C20 saw continuous development around Eltham and by the 1930s the Palace site was almost completely surrounded by houses. The Great Hall was repaired by Charles Peers, Chief Inspector of Ancient Monuments, in 1911-14, and more garden areas were planted.

In 1933 the Courtauld family obtained a lease of the Eltham Palace site from the Crown and initiated repairs to the buildings. The Courtauld Wing and a squash court were built, incorporating the Great Hall and a three-gabled building. Plans for the gardens were initially prepared by Andrew Mawson & Partners and exhibited at Chelsea Flower Show in 1935. These plans were adapted by the site architects, Seely and Paget, and then further adapted before and during implementation by the Courtaulds, in consultation with John Gilmour (the Assistant Director of Kew). Ornamental plantations, shrubberies, and specimen trees were added to the areas within, and to the south and east of the moat, and seven new garden areas were laid out.

In 1944 the Courtaulds surrendered the Crown lease and the site was taken over by the Royal Army Education Corps. The Corps remained until 1992, the grounds being used between 1975 and 1993 as the Royal Parks training facility. The site is now (2001) in the guardianship of English Heritage and is open to the public.

#### DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Eltham Palace (scheduled ancient monument) lies within the parish of Eltham, Greater London, 3.5km to the south-east of Greenwich and Blackheath. The Palace is surrounded by a moat, now partly dry, and the c 9ha of gardens lie within and beyond the moat. The site is bounded by King John's Walk to the west; by the back gardens of houses on Court Yard and Court Road to the north and east respectively; and open fields to the south. The ground within the site is on various levels: high, terraced ground around the Palace; lower ground within the moat, walled or banked on either side; and high embankments outside the moat. The surrounding land is now predominantly residential but areas of open ground still exist to the south, as fields, and to the east, as the Royal Blackheath Golf Course (previously Eltham Lodge and Great Park).

ENTRANCES AND APPROACHES Eltham Palace is approached from the north through the tree-lined road known as 'Court Yard'. This passes the Tiltyard (a jousting ground) on the east side, which is surrounded by a high brick wall. The lane continues westwards to the servants' quarters and garages, which lie in the north-west corner of the site. Access to the Palace is provided by a C15 bridge (listed grade I) which leads over the north arm of the moat to the entrance court.

PRINCIPAL BUILDINGS The C15 Great Hall (listed grade I) is orientated west/east and lies at the centre of the moated part of the site. It is a six-bay, stone-faced building with stepped buttresses between the bays, paired two-light windows with cusped heads under four-centred arches, and a high pitched roof. There are transept-like projections at the west end to the north and south. Eltham Court (listed grade II\*) lies to the north and east of the Great Hall, built for Mr and Mrs Stephen Courtauld. The building was designed in 1933-5 by Seely and Paget in the English Renaissance style. It is a two-storey building built on a butterfly plan, with the south-west wing (living rooms) extending to the Great Hall. The entrance pavilion between the wings has a loggia with a Venetian window above and a hipped roof. The garden entrance, which has a five-bay curved arcade, is on the rear, south-east elevation.

GARDENS AND PLEASURE GROUNDS The 1930s Courtauld gardens are laid out on two levels within the framework of the medieval buildings, walls, and earthworks: on the terraces surrounding the Palace and within the moat (now partly dry) surrounding the terraces.

The Entrance Court, which lies to the immediate north of the Great Hall and north-west of Eltham Court, consists of a grass turning circle, with a lawn to the west decorated with a well-head. To the north of the circle is an area for car parking.

A garden door leads from the east side of the Courtauld wing to a garden terrace of patterned brick and stone, backed on its south side by a wisteria-clad pergola. Steps lead down through the moat walls to the east arm of the moat, the far bank being laid out with rockwork. North of this terrace, in the corner between the north-east wing of the Palace and the north-east bastion of the retaining walls of the moat, is a checkerboard flower garden laid out with a lattice of narrow brick paths infilled with grass plats and beds for herbaceous plants.

Below the Great Hall, overlooking the south arm of the moat (dry by the early C19), is a levelled lawn, along the southern edge of which are flower beds. Steps lead down through the old walls at the south-east corner of the lawn to the herbaceous border which runs along the foot of this face of the moat wall. At the south-west corner of the lawn there is a tunnel which led to a bridge (since demolished). There are underground passages in this area and to the west which were built in Henry VIII's time principally to discharge waste from the kitchens. The south arm of the moat is crossed at its centre by a wooden bridge on C16 brick piers (listed grade I) which probably gave access to the parks to the south, west, and east of Eltham Palace.

Overlooking the west arm of the moat is a narrow terrace, below which the footings of the earlier buildings, excavated in the 1950s, have replaced the pattern of flower beds and clipped yews of the early C20.

The moat holds water on two and a half of its four sides: the east arm holds a serpentine, concrete-lined pool, bordered by a grass walk, beyond which is a Japanese-style rockery and cascade made in the 1930s from water-worn limestone; the water flows into the north arm of the moat, under the C15 north entrance bridge (listed grade I) and then into the northern part of the west moat. The water is terminated here by a square pond with a fountain, this feature marking the northern end of the formal garden laid out in the southern part of the west moat. A path leads from the square pond to the south, through a series of garden rooms enclosed by evergreen and deciduous shrubs, to a sunken garden around a rectangular pond. The axis of this sequence of gardens is closed at the southern end (in the south-west corner of the moat) by a seat backed by a box hedge. The formal garden laid out in the 1930s by the Courtaulds in the western half of the south moat has been grassed over. There



is an herbaceous border along the north wall of the south moat and the south-east corner consists of lawn and trees.

Beyond the moat to the west, south, and east is a substantial grass embankment, possibly surviving from the Tudor gardens. The embankment is at its narrowest and steepest on the west side and from here there are exceptional views of the City and St Paul's Cathedral. The southern embankment is planted with trees, and the eastern embankment and north side of the moat are planted with thick belts of tree and shrubs. Many of the larger trees on the south and east sides survive from the early to mid C19 gardens in this area.

Beyond the eastern embankment are further 1930s gardens, laid out in areas of C19 pleasure ground which were formerly (C17) orchards and parkland. A tennis pavilion to the north of a pair of tennis courts was probably converted from a former stable. Nearby to the south-west is the site of a swimming pool, now filled in. The octagonal weatherboarded changing room which accompanied the pool was later moved to its present site to the south-west of the tennis courts, and in the second half of the C20 was adapted as a summerhouse. To the east of the tennis courts are the 1930s kitchen gardens, with glasshouses originally by W Richardson & Co but mostly rebuilt in the late C20 for use by the Royal Parks Department. This area is bounded to the north by the brick wall of the Tiltyard. A drive leads west from the kitchen gardens towards Court Yard, past a 1930s triangular, sun-ray garden planted with roses. To the south of the tennis courts and kitchen gardens are lawns, with scattered mature trees and shrubberies. Formal rectangular flower beds to the west of the tennis courts, and informal circular beds on the lawns, have been removed since the mid C20. The pond in the south-east corner of the site was, until the C20, two separate pieces of water (one with an island) which may have originally been fishponds.

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