

Your name	Bill Morris
Organisation Name	The Peckham Society
EiP Hearing Matter No.	Matter No. 10 Issue 13
Specific Strategy, Policy or Question	NSP 71 - Aylesham Centre and Peckham Bus station Q. 10.87
Date / time for NSP EIP	Thursday 23 March AM
The test of soundness the plan fails	The policy is not justified because: - it does not explicitly protect the view from the Bussey building

10.87 Is it necessary for plan soundness in respect of the NSP71 allocation that the view (undefined) from the Bussey Building is protected? Is the policy justified and effective in its guidance on the approach to tall buildings and the Bussey Building?

In my opinion, NSP 71 is not justified because it **does not** clearly and explicitly state that the view from the Bussey building should be protected. This is necessary for plan soundness.

1. Officer's comments on view from Bussey building

EIP 120 PAGE 17-18 Officer's response, in this instance to a question about tall buildings, states:

"The London View Management Framework alongside policy P21: Borough Views protect important Borough and Strategic London views. The NSP has been prepared in conformity with the NPPF and London Plan and does not conflict with the London View Management Framework. In this case, the Peckham and Nunhead AAP outlines a height restriction of up to 20 stories to protect the character of the site area, which has been referenced in the NSP site allocation as follows: The site is within the setting of Rye Lane Peckham and Peckham Hill Street conversation areas, so any taller development should be set back from the Rye Lane shopping frontage, towards the

*eastern end of site, to mitigate its impact. **Development massing should be directed to the east of the site to minimise impact on the view to the City from the Bussey Building rooftop**” (p.18) (writer’s bold text)”*

This extract is quoted to illustrate that there is a clear acceptance here by the council officer of the importance of rooftop views. The officer refers to the view from the Bussey Building, but this equally and more importantly applies to the view from the top of the multi-storey car park.

The officer refers to the London View Management Framework, which states:

Paragraph 7.37 “A number of views make a significant contribution to the image and character of London at the strategic level. This could be because of their composition, their contribution to legibility, or because they provide an opportunity to see key landmarks as part of a broader townscape, panorama or river prospect. “

2. The London Plan

The cover of the London Plan uses an illustration of the view towards the city, across to the green space of Primrose Hill. London, especially north of the river, is famous for its views, which have historically been mainly from raised ground, but views from buildings can also provide the necessary elevation, which do not need to be as high as those from the Monument and St Pauls. Peckham’s position just south of **Burgess Park** means that the view of the city and west end is both panoramic and uninterrupted. Peckham’ views are unique in London: the views from the Multistorey Car Park and Bussey Building tells the bystander much more about London than, say, the view from the Tate Modern Gallery.

There was a public outcry when the council recently proposed the car park for demolition, and this is reflected in the council officer’s demonstration of protection, but it must be extended to include the car park, as if this were to be rebuilt, the view from the Bussey building would also be blocked, and, as stated elsewhere, the council can control the use of the car park, but does not have the same control over the privately owned Bussey building.

3. A city that delights the senses

The densification of London, including the creation of new dwellings in flats, creates a need for recreation spaces. The sorts of rooftop spaces such as the Bussey building’s, are the 21st equivalent of the Vauxhall Pleasure Gardens.

“Paragraph 7.1 This chapter sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit that are integral to delivery of the Mayor’s vision and objectives set out in Chapter 1, but in particular those that London should be:

***A city of diverse, strong, secure and accessible neighbourhoods** to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.*

***A city that delights the senses** and takes care over its buildings and streets, having the best of modern architecture while also making the most of London’s built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environment and waterways, realising its potential for improving Londoners’ health, welfare and development. ”*

Such quality environments are hard to find, and views even harder. The Post Office Tower is closed, the NatWest Tower and Oxo Tower are private. The Bussey Building is privately owned, but very much open, the MultiStorey car park is public and free (and can be kept so as the Council is the owner) and open to all, together with everything that happens there, and what make it so very special is the view, as the council officer implicitly recognises in their response above.