

Lambeth Site Allocations DPD – Proposed Submission Version

Design Evidence

Site 20 Tesco, 13 Acre Lane, SW2



September 2023



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1. Introduction

- 1.1 This evidence demonstrates the approach taken to understanding the design-led optimisation of the site to inform the content of the draft site allocation policy for this site.
- 1.2 This evidence is in several parts. Part 2 contains an assessment of the site and its context and analysis of the opportunities and constraints these present. That assessment has informed the key design principles for approaching development on the site as set out in Part 3. The detailed analysis has allowed an indicative approach to massing and height to be developed which is set out in Part 4. The indicative approach has been tested to ensure it meets the key design principles and this testing is explained in Part 5. Part 6 concludes the evidence with the identification of key design considerations to be included within the SADPD Policy itself.
- 1.3 The indicative approach included in this evidence is one way to achieve design-led optimisation of the site, assuming it is comprehensively redeveloped. The indicative approach is for testing purposes only and does not have the status of planning policy or guidance. It is not intended to be prescriptive. Applicants and their architects are expected to develop their own approaches to optimisation of capacity within the context of the parameters, constraints and opportunities set out in the site allocation policy.
- 1.4 The indicative approach massing, in combination with land use analysis, has informed the approximate land use quantum included within the draft site allocation policy. As the indicative approach does not include detailed floor plan designs, a number of standard assumptions have been used to approximate the potential number of residential units, including London Plan space internal standards, London Plan and Local Plan external amenity space standards, Local Plan requirements for dual aspect residential units, Local Plan policy for dwelling size mix, and best practice separation distances for that context. For this reason, the indicative quantum included in the draft allocation are approximate and should not be read as absolute minima or maxima. Applicants and their architects may be able to demonstrate a different figure based on alternative design solutions to the site. Detailed planning assessment of design proposals at pre-application and planning application stage may also result in a variation on the indicative figures included in the draft site allocation policy.
- 1.5 References to building heights should be read in the context of the definitions in Local Plan Policy Q26 . As storey heights vary according to the building use, they are not an accurate means to gauge height. For that reason, building heights are expressed in metres rather than storeys. Additionally, above Ordinance Datum (AOD) height is used to aid understanding of site and context topography in those circumstances where the topography is varied.
- 1.6 Following the Regulation 18 Consultation, the following changes have been made:
- Minor amendment to site boundary.
 - Proposed quantum of residential development increased from 120 -170 units to 180 -210 units.
 - No significant change to other development principles.

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2. Site appraisal / analysis

Site Overview

2.1 Address: Tesco, 13 Acre Lane, SW2



Figure 1 – Site boundary plan

Site Context Photographs

2.2 The photographs in this section show the site and its context.



Figure 2 – Acre Lane – Tesco car park at east end of street frontage.



Figure 3 – Acre Lane – Tesco store customer entrance frontage.



Figure 4 – Acre Lane – looking east towards Lambeth Town Hall with Tesco store on the right.



Figure 5 – Acre Lane – Tesco store service yard at corner of Baytree Road.



Figure 6 – Lambeth Town Hall as viewed from Brixton Road with Acre Lane on right.



Figure 7 – Acre Lane – Ivor House and Porden Road the east of the site.

Current Site Character and Brief History

- 2.3 The site comprises a modern retail shed with car parking to the east and south.
- 2.4 Acre Lane is the main road linking Brixton to Clapham. Brixton Town Centre is to the east. As the locality began to urbanise in the early 19th Century Acre Lane was lined with villas. Historic examples remain on the northern side of the road. The villas and premises on this site were cleared in the 1970s.

Historical Maps

- 2.5 The maps below illustrate the development of the site:

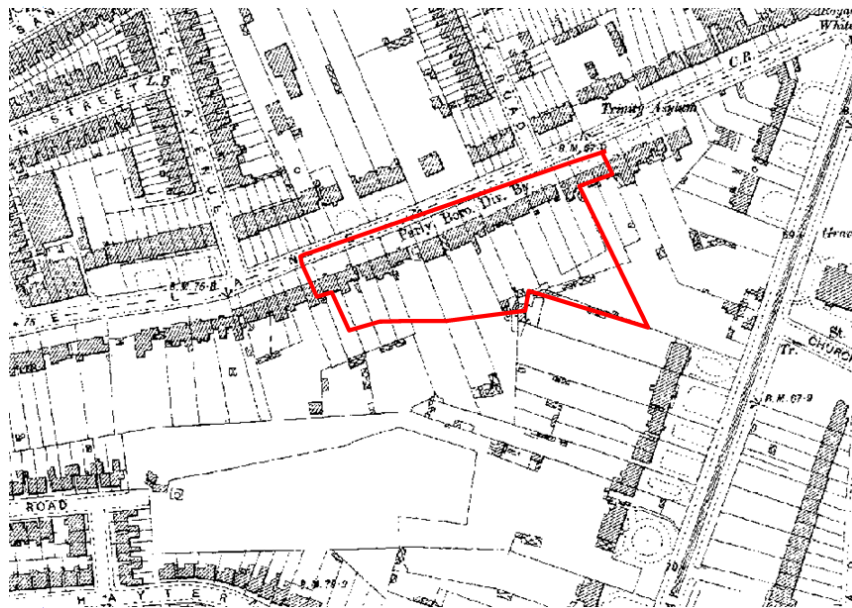


Figure 8 - 1890s OS map – The south side of Acre Lane is lined with villas.

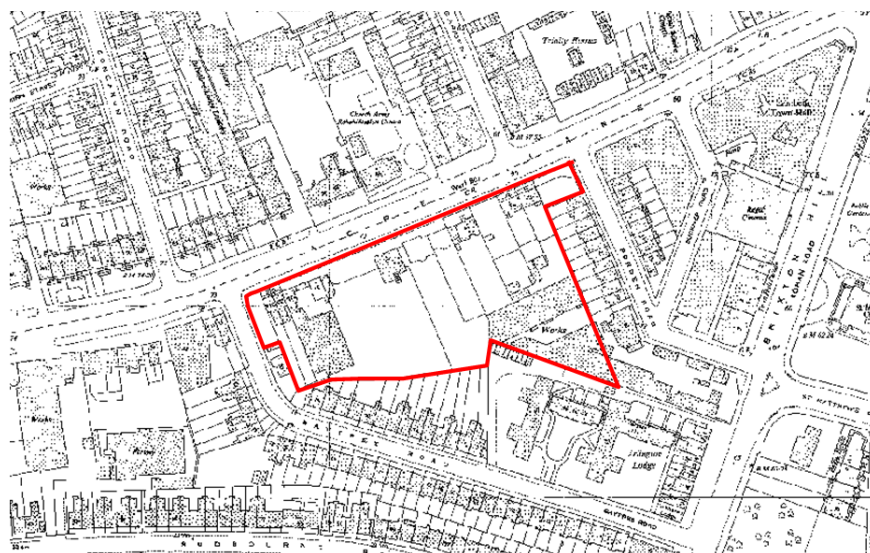


Figure 9 - 1950s OS map – The interwar depot, print works and factory are now the dominant feature on site. A temporary church is in place awaiting a permanent replacement.

Site Context

Local Character

- 2.6 Acre Lane is one of the principal routes into Brixton. Approaching from the west Acre Lane curves but its final stretch from Concannon Road to Brixton Road is straight and it is from this point that a boulevard character is most appreciable – a straight route lined with mature trees. This stretch of acre lane is low-rise – characterised by largely by three and four storey development. The viewer starts to appreciate the tower of Lambeth Town Hall as a distant landmark.
- 2.7 Baytree Road runs to the south and west of the site is characterised by two storey Edwardian housing with gardens backing onto the site.
- 2.8 Porden Road lies to the east of the site and is characterised by two storey Edwardian housing with gardens backing onto the site.

Building Heights

- 2.9 Building heights in the immediate locality of the site range from two to four storeys. Ivor House, Acre Lane (east of the site) stands at five storeys and so does Arlington Lodge (southeast of the site).

Building Uses

- 2.10 Tesco is a large retail use. The vast majority of adjoining uses are residential.

Heritage Assets

- 2.11 There are no heritage assets on the site. The following assets are near the site:

Brixton Conservation Area (BCA)

- 2.12 The site sits to the immediate west of the Brixton Conservation Area which covers the 19th century town centre containing numerous early-mid 20th century commercial, civic, residential, and retail premises along with Brixton Town Hall and Ivor House, Acre Lane.

Trinity Gardens CA

- 2.13 This is a residential conservation area across the road from the site on the north side of Acre Lane. It has three character areas – (i) a frontage of properties to Acre Lane which is both commercial and residential in character, (ii) Trinity Gardens which is a Georgian Square lined with modest houses, and (iii) the City of London Almshouses which are a 19th Century buildings in generous open space located at Ferndale Road.

2.14 The following buildings within the locality of the site are on the statutory list:

- Lambeth Town Hall (Grade II)
- Trinity Homes Almshouses, 1-26 Acre Lane (Grade II)
- 46 Acre Lane (Grade II)
- 48 – 50 Acre Lane (Grade II)
- 52 Acre Lane (Grade II)
- 55-57 Acre Lane (Grade II)

Non-Designated Heritage Assets

2.15 The following buildings within the locality of the site are on the Council's local heritage list:

- Ivor House, Acre Lane

Designated Views

2.16 No strategic views affect the site.

2.17 Two local views pass over the site:

- Q25 (c) (i) Views NNW from Brockwell Park to (a) Lambeth Town Hall's Tower, and (b) St Matthew's Church tower.
- Q25 (c) (ii) Views from Norwood Park to the City

Routes, Access, Servicing and Public Realm

2.18 Acre Lane is a London Distributor Road. Customer vehicles enter the site at Acre Lane and exist via Baytree Road. Delivery vehicles enter and exit into a yard on the corner of Acre Lane and Baytree Road. The site has a PTAL 6a and is walking distance to Brixton tube and over-land stations and numerous bus stops.

Trees

2.19 Tree Preservation Order no. 180 covers the following trees on the site:

- Tree 1 – Sycamore *Acer pseudoplatanus* on boundary with 22 Baytree Road SW2 5RP
- Tree 2 – Ash *Fraxinus excelsior* on boundary with 4 Porden Road SW2 5RT. This tree died and has been felled.
- Tree 3 – Sycamore *Acer pseudoplatanus* within Tesco car park c15m from the boundary with Acre Lane and c15m from rear boundary fence of 2 Porden Road

2.20 There some mature street trees along the Acre Lane boundary of the car park and street trees line the site frontage to Acre Lane.

Planning and Emerging Context

- 2.21 Policy PN3 of Lambeth Local Plan, 2021 contains the neighbourhood policies for Brixton
- 2.22 To the immediate west of the site, on the corner with Baytree Road, the site at 41-45 Acre Lane is under construction. It is a residential scheme with some ground floor commercial floorspace.

Site Constraints and Opportunities

- 2.23 The table illustrates the key site constraints and opportunities.

Constraints

Heritage	Setting of Lambeth town hall places a height constraint on the site Setting of grade II listed buildings opposite the site.
Neighbour relationships	Housing on Baytree Road and Porden Road backs onto the site. The high wall condition along the east and south boundary presents amenity issues for occupiers.
Trees	There are TPO trees on the site.

Opportunities

Public Realm	Opportunity to reintroduce built form to Acre Lane. Opportunity to activate Acre Lane frontage. Improve urban greening and biodiversity.
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3. Design Approach

Key Principles

3.1 In seeking to achieve a design-led optimisation of the site, site -specific design drivers have included:

- A Cause no harm to heritage assets**
 - Preserving the setting of Brixton Conservation Area.
 - Preserving the setting of Trinity Gardens Conservation Area.
 - Preserving the setting of the statutory listed buildings opposite the site.
 - Preserves the setting of Lambeth Town Hall tower in view from the west

- B Views**
 - Causing no harm to the local views
- C Building lines**
 - Reinstating the historic building line to Acre Lane

- D Trees**
 - Retain trees of value on the site.

- F Neighbour amenity**
 - Causing no unacceptable effects on neighbour amenity

4. Indicative Approach

Indicative Approach - Overview

- 4.1 The Indicative Approach re-provides the retail store and its associated parking in a more efficient manner by placing the store above the car park which is in a semi-basement. This is more efficient than the current arrangement, freeing up the current car park for mixed use, residential-led development.
- 4.2 The principal block on the car park has a commercial frontage to Acre Lane and the remaining building is residential. It is arranged parallel to the neighbouring houses on Porden Road with a wing to north and south. Its north wing fronting Acre Lane has been sited to accommodate the retention of street trees. Its south wing runs parallel with the high boundary wall to Arlington Lodge. The second, small, stand-alone block occupies the corner of Porden Road and Acre Lane. It has a commercial ground floor use and residential units on the upper floors.
- 4.3 Residential amenity space includes a podium roof terrace above the retail store, and conventional garden space at ground level around the two blocks on the car park. The set-back building line of the principal block creates the opportunity for enhanced public realm.

Indicative Approach- Layout and Access

- 4.4 The store remains at the western end of the site in order to retain the current servicing arrangement and the customer vehicular access off Acre Lane remains close to the current access position.
- 4.5 The pedestrian access to the store is on the Acre Lane frontage which is a significant improvement on the current arrangement. Upon entry the first-floor retail floorspace would be accessed by pedestrian travelator.



Figure 10 – Aerial plan view

Indicative Approach – Massing and General Height

- 4.6 Above the retail unit residential accommodation steps gradually up from three storeys (c16m) at the west to a high point, on the eastern side of the building, of c9 storeys (c32m). This massing has been sensitively arranged to minimise the effect on adjoining neighbours and to focus the greatest height in the least sensitive location. On Acre Lane the massing steps down to the west in order to integrate well with the established context.
- 4.7 The principal block on the car park rises from three (c11m) to six (c24m) to seven (c27m) storeys with that tallest part fronting Acre Lane. The smaller block on the corner of Acre Lane and Porden Road rises to four storeys (c15m).



Figure 11 – aerial oblique view

Indicative Approach - Daylight and Sunlight

- 4.8 In planning the Indicative Approach the objective has been to ensure that it is generally consistent with the established parameters for daylight and sunlight best practice for inner urban / urban locations, having regard in particular to sensitive residential neighbours (the locations of which are identified in the draft site allocation policy), and to the quality of new residential accommodation on the site. That said, any scheme that comes forward would be required to demonstrate an acceptable response to daylight and sunlight constraints and overshadowing and will be independently tested at planning application stage in accordance with the BRE's publication: 'Site layout planning for daylight and sunlight: a guide to good practice (BR209)' and relevant Mayoral policy and guidance. A detailed assessment of the daylight and sunlight implications of this Indicative Approach, undertaken by the Council's specialist advisers, is provided separately.

Indicative Approach – Quanta

4.9

Use	Amount
Residential units	191
Supermarket	3390 sqm GIA

5. Appraisal of the Indicative Approach

Townscape Visual Impact Assessment

- 5.1 The appraisal of the visual effects of the Indicative Approach has been informed in large part by use of the VU CITY 3D digital model of London. The model is a very accurate representation of London today as a series of simple, grey built forms. Approved schemes can be added to the model for assessment purposes; these are generally coloured yellow.
- 5.2 A simple scaled model of the Indicative Approach in the form of a basic extrusion of the Indicative Approach footprint, is dropped into the model and its visual impact captured from a range of vantage points. For ease of identification, it is coloured. The resulting impact is assessed and model refined until an acceptable impact is achieved in all tested views.
- 5.3 A townscape and visual impact assessment has been undertaken with three principal objectives:
- firstly, to ensure that the impact on Strategic and Local views is acceptable in relation to view composition and appreciation,
 - secondly, to ensure that the townscape effects are acceptable; in this regard the starting point has been that a degree of noticeable townscape change is inevitable but it should not be discordant or unduly dominant in its context; and
 - thirdly, to ensure no harm to the significance (including setting) of heritage assets.
- 5.4 In accordance with best practice there has been no presumption that change within the setting of heritage assets is automatically harmful. Instead, the contribution of setting to the significance of the asset has been at the forefront of assessments and thus how that significance might be influenced by changes to the context.
- 5.5 This height and massing exercise has informed conclusions about whether the site is an appropriate location for a tall building(s) as defined by Policy Q26 of the Lambeth Local Plan. The indicative approach is considered to constitute the optimum level of development capacity for the site. This does not preclude other possible approaches to optimisation coming forward, in different forms, through the planning process.
- 5.6 Eleven views were tested to understand the impact of the Indicative Approach on its context. The detailed analysis on each view is contained in Appendix 1. The findings are summarised below:

TVIA View

Conclusion

View 1 - Panorama (i) (a) Lambeth Town Hall tower from Brockwell Park	The dark grey masses are Brook House and the Civic Centre, Brixton Hill. In front of these are the post-war slab blocks of the St Matthew's Estate. The Indicative approach is screened by the post-war blocks of the St Matthew's Estate which is off to the left and itself screened by the foreground trees. No effect on the view.
View 2 - Panorama (i) (a) St Mathews Church from Brockwell Park	The dark grey masses are Brook House and the Civic Centre, Brixton Hill. In front of these are the post-war slab blocks of the St Matthew's Estate. The Indicative approach is screened by the post-war blocks of the St Matthew's Estate which is off to the left and itself screened by the foreground trees. No effect on the view.
View 3 – Brixton Hill junction with Coldharbour Lane – Town Hall	The Indicative Approach can be glimpsed beyond the roof of Ivor House but is to a similar scale. There change in the view is minimal. No harm to the setting of Lambeth Town Hall, Brixton Conservation Area. No townscape harm.
View 4 – Acre Lane – junction with Concanon Road	The indicative approach reintroduces a strong building line and a welcome sense of enclosure. The Indicative Approach massing can be seen stepping away from the corner of Baytree Road to its highest point in the centre of the frontage and then stepping down in the east where it gets closer to the Brixton Town Centre Conservation Area. No harm to townscape or to the setting of the Brixton Conservation Area.
View 5 – Acre Lane at corner with Trinity Gardens	The Indicate Approach has a five storey massing nearest to Ivor House and the two buildings will provide a symmetrical composition at Porden Road. The massing steps down to the west. The Indicative Approach reinstates the building line and sits comfortably in the townscape. Change is clear but not adverse. No heritage or townscape harm.
View 6 – Trinity Gardens – Northeast corner	The Indicative approach is screened by middle ground development. No effect.
View 7 – Trinity Gardens at no. 47	The indicative massing's highest parts are visible over the rooftops. However, they do not exceed the roof of the post-war block in the middle ground. The effect is noticeable but with good quality design which is locally distinctive the effect on the conservation area should be neutral.

View 8 – Trinity Gardens – Outside trinity Arms PH	The Indicative Approach can be glimpsed at the end of the road within the existing roofscape. Its effect is neither dominant nor distracting. It sits comfortably in the townscape. No harm to townscape or heritage.
View 9 – Ferndale Road at main entrance to City of London Almshouses	indicative Approach massing nestles into the distant roofscape in an unobtrusive manner to the left of the grade II listed former school on Beta Place. The school roof remains the dominant feature. No harm to townscape or heritage.
View 10 – Ferndale Road second entrance into Almshouses near corner of Glendall Road	The indicative Approach massing nestles into the distant roofscape in an unobtrusive manner. No harm to townscape or heritage.
View 11 – Ferndale Road looking south along Allardyce Street	The Indicative Approach is not visible.
View 12 – Porden Road looking north	The trees have been turned off in the model for clarity. The Indicate Approach five-storey massing is glimpsed at the end of the street on the left, opposite Ivor House. The two buildings will provide a symmetrical composition at Porden Road and announce the junction with the higher order street (Acre Lane). The Indicative Approach reinstates the building line and sits comfortably in the townscape. No heritage or townscape harm.
View 13 – Baytree Road looking north	Trees have been turned off in the model for clarity. The Indicative Approach is visible in the middle distance. The massing sits comfortably in the context of low- and mid-rise existing buildings in this location. In reality, the Indicative Approach will be visible, but heavily screened by trees. No townscape harm.

Effect on Heritage Assets

5.7 The Indicative Approach has been assessed for its effect on the significance (including setting) of heritage assets. This has required an understanding of the significance of each asset and especially the contribution that the setting makes to that significance. The objective has been to ensure no adverse effect on significance.

5.8 The setting of a heritage asset is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).’

5.9 Historic England’s guidance ‘The Setting of Heritage Assets’ states:

‘9 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage.

Views and setting

10 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

11 Views which contribute more to understanding the significance of a heritage asset include:

- 1. those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.*
- 2. those where town- or village-scape reveals views with unplanned or unintended beauty.*
- 3. those with historical associations, including viewing points and the topography of battlefields.*

those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant’.

5.10 The HE guidance suggests the steps are as follows:

Step 1: *Identify which heritage assets and their settings are affected.*

Step 2: *Assess the degree to which these settings and views 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 the significance or on the ability to appreciate it.*

Step 4: *Explore ways to maximise enhancement and avoid or minimise harm.*

Step 5: *Make and document the decision and monitor outcomes.*

5.11

Asset	Effect
Brixton Conservation Area	The conservation area is to the immediate east of the site. The proposed buildings along the Acre Lane frontage will reinforce the traditional character of Acre Lane. The six storey massing on the corner of Porden Road will complement the massing of Ivor House (a

	positive contributor within the CA. The indicative Approach will enhance the setting of the conservation area. No harm.
Trinity Gardens Conservation Area	This conservation area is to the north of the site across Acre Lane. The proposed buildings along the Acre Lane frontage will reinforce the traditional character of Acre Lane. The Indicative Approach's tallest parts will be apparent on Acre Lane and only glimpsed from Ferndale Road and Trinity Gardens but the effect is not dominant or discordant. The indicative Approach will change the setting of the conservation area but significance of the conservation area (including setting) is not harmed.
Lambeth Town Hall	The Indicative Approach does not intrude into the important view of the Town Hall tower from corner of Brixton Road and Coldharbour Lane. The significance (including setting) is preserved.
Trinity Homes Almshouses, 1-26 Acre Lane	These properties stand to the northeast of the site. The proposed buildings along the Acre Lane frontage will reinforce the traditional character of Acre Lane. The six storey massing on the corner of Porden Road is sympathetic to the setting of these buildings. The significance (including setting) is preserved.
46, 48 – 50, and 52 Acre Lane	These grade II listed buildings stand opposite the site. The proposed buildings along the Acre Lane frontage will reinforce the traditional character of Acre Lane. The increased height is not considered problematic given it is carefully handled and across the road from these buildings. To appreciate the facades of these buildings the viewer would turn their back on the Indicative Approach. The significance (including setting) is preserved.
55-57 Acre Lane	These buildings are a little distance to the west of the site. They are sufficiently distant that there will be only a negligible effect on their setting. Not harm to significance (including setting).
Ivor House, Acre Lane (local list)	Ivor House is an inter-war building standing to the immediate east of the site. The six storey massing on the corner of Porden Road will complement the massing of Ivor House. The indicative Approach will enhance the setting of this non-designated heritage asset. No harm.

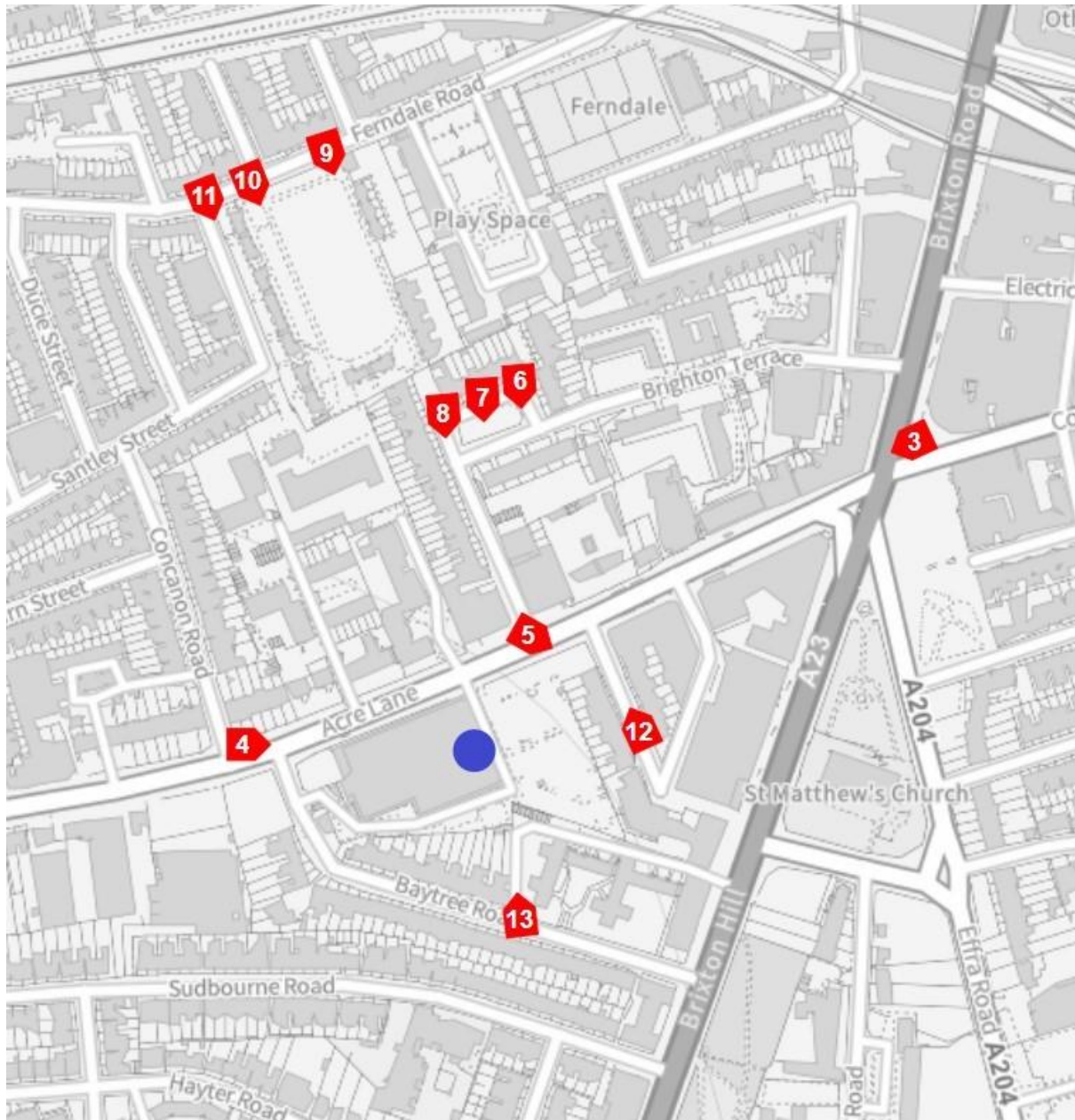
6. Conclusion

- 6.1 The indicative approach has been informed by site constraint analysis and has been tested at the level of general massing and height to ensure acceptable impacts in relation to daylight and sunlight, views, townscape, and heritage. This analysis has found the approach to successfully address the various opportunities and constraints identified. In light of this work, it is recommended that the site allocation policy includes the design points outlined in the table below.

Topic	Recommendation
Heritage	Cause no harm to the setting of heritage assets through sympathetic massing and design (local distinctiveness). Especially the landmark view of Lambeth Town Hall from Coldharbour Lane.
Townscape	Location not suitable for tall buildings due largely to the relationship with Lambeth Town Hall. Recreate a building line/ sense of enclosure to Acre Lane. Bring store entrance to Acre Lane. Widen footway to Acre Lane.
Trees / urban greening	Retain trees of value and optimise urban greening.
Amenity	Cause no unacceptable impacts on neighbour amenity. Ensure new units, especially those at ground floor, have good amenity and defensible space (for security).

APPENDIX 1 Townscape and Visual Impact Assessment

Reference map



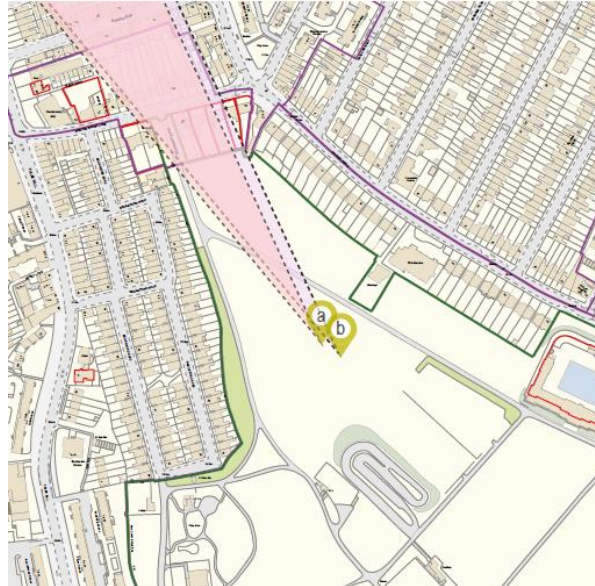
Wider views not shown on map

View 1 - Panorama (i) (a) Lambeth Town Hall tower from Brockwell Park

View 2 - Panorama (i) (a) St Mathews Church from Brockwell Park

View 1 - Panorama (i) (a) Lambeth Town Hall tower from Brockwell Park

View location map



View location description

Brockwell Park is a conservation area and a registered landscape. Some views from it are recognised as locally significant. The viewpoint is location to the north of the skate park overlooking an area of park which slopes towards Brixton water Lane.

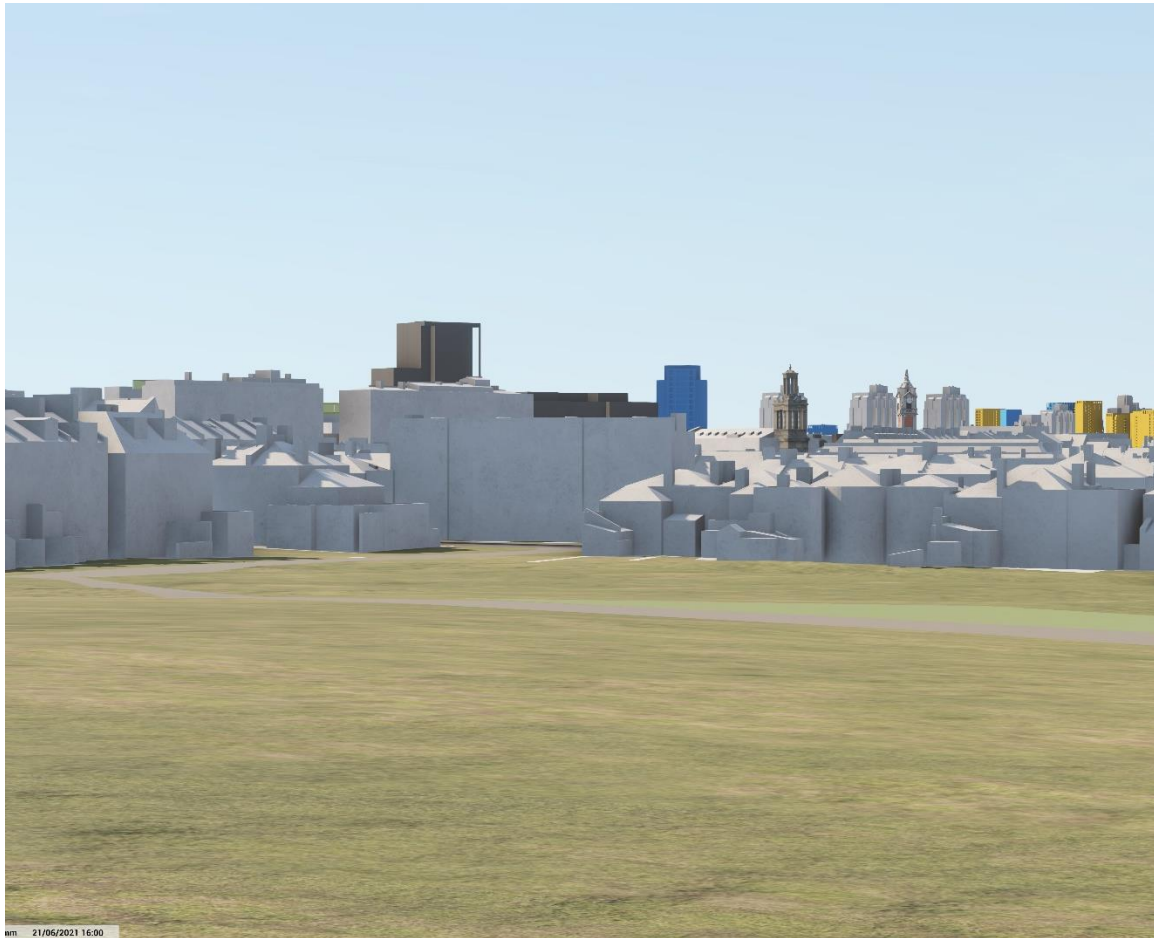
Narrative on Existing View

The grade II* listed St Matthew's Church tower can be glimpsed through a gap in the trees, appreciated over low, foreground roof tops and framed by trees.

Existing view photo



VuCity (digital twin) image



Effect of Option on View

The dark grey masses are Brook House and the Civic Centre, Brixton Hill. In front of these are the post-war slab blocks of the St Matthew's Estate. The Indicative approach is screened by the post-war blocks of the St Matthew's Estate which is off to the left and itself screened by the foreground trees. No effect on the view.

View 2 - Panorama (i) (a) St Mathews Church from Brockwell Park

View location map



View location description

Brockwell Park is a conservation area and a registered landscape. Some views from it are recognised as locally significant.

The viewpoint is location to the north of the skate park overlooking an area of park which slopes towards Brixton water Lane.

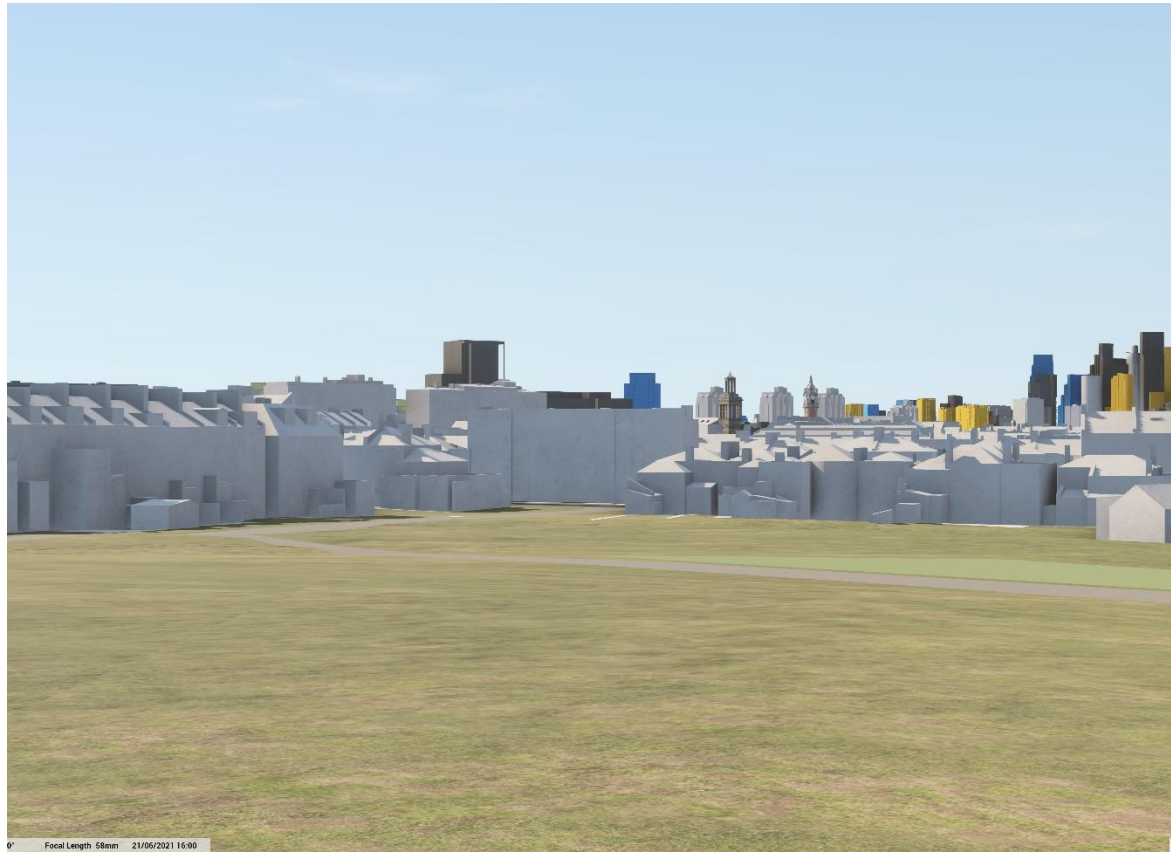
Narrative on Existing View

The grade II* listed St Matthew's Church tower can be glimpsed through a gap in the trees, appreciated over low, foreground roof tops.

Existing view photo



VuCity (Digital twin) image

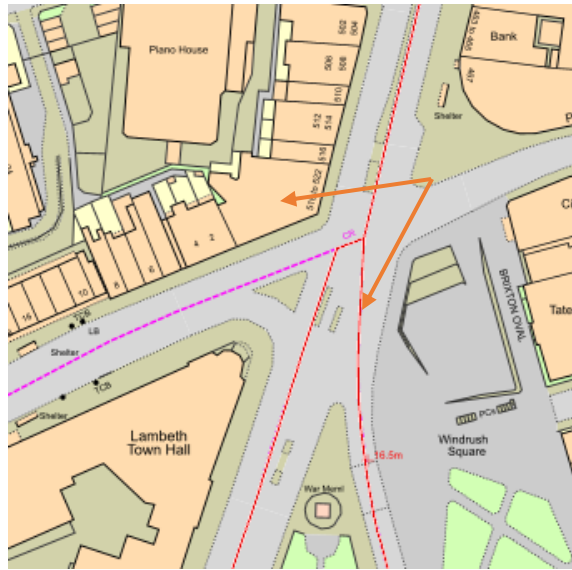


Effect of Option on View

The dark grey masses are Brook House and the Civic Centre, Brixton Hill. In front of these are the post-war slab blocks of the St Matthew's Estate. The Indicative approach is screened by the post-war blocks of the St Matthew's Estate which is off to the left and itself screened by the foreground trees. No effect on the view.

View 3 – Brixton Hill junction with Coldharbour Lane – Town Hall

View map



View location description

Within the Brixton Conservation Area looking towards the landmark Lambeth Town Hall.

Narrative on existing view

This view is the best view of Lambeth Town Hall as the viewer can appreciate both elevations and its landmark tower above the principal entrance. Beyond, along Acre Lane, the mansard roof of Ivor House is visible.

Existing view photo



VuCity (digital twin) view

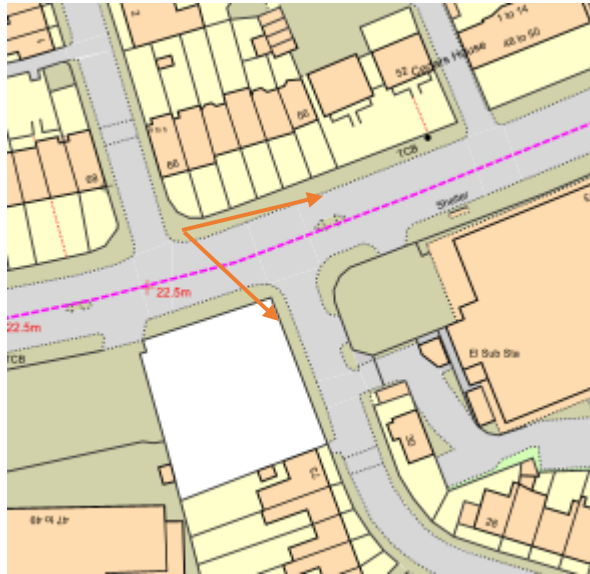


View impact

The Indicative Approach can be glimpsed beyond the roof of Ivor House but is to a similar scale. There change in the view is minimal. No harm to the setting of Lambeth Town Hall, Brixton Conservation Area. No townscape harm.

View 4 – Acre Lane – junction with Concanon Road

View map



View location description

On the north side of Acre Lane to the west of the site. This view location is not in a conservation area but gives a good appreciation of the townscape context of the site.

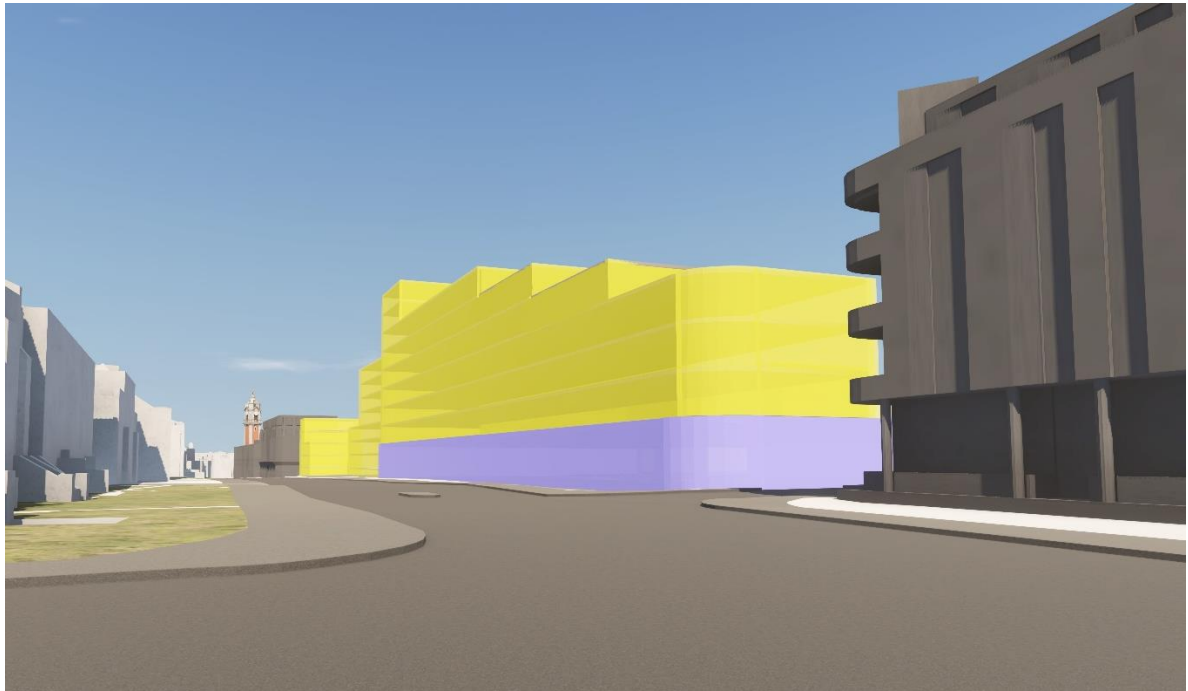
Narrative on existing view

Through the trees Lambeth Town Hall can be glimpsed. Tesco presents a long, dead frontage to Acre Lane. Brook House, Brixton Hill can be seen rising behind the Tesco store. Nos. 41 -45 Acre Lane can be glimpsed to the right of the image on the corner of Baytree Road.

Existing view photo



VuCity (digital twin) view



View impact

The blue model on the right hand side is the approval for no. 41 – 45 Acre Lane which is currently under construction. The trees have been turned off on the model for clarity.

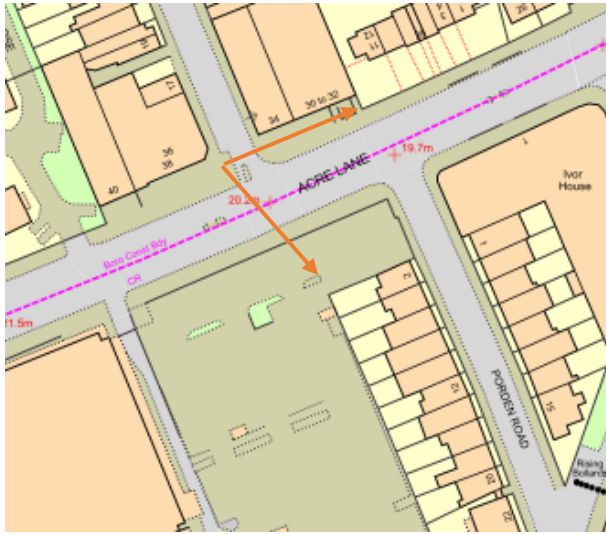
The indicative approach reintroduces a strong building line and a welcome sense of enclosure.

The Indicative Approach massing can be seen stepping away from the corner of Baytree Road to its highest point in the centre of the frontage and then stepping down in the east where it gets closer to the Brixton Town Centre Conservation Area.

No harm to townscape or to the setting of the Brixton Conservation Area.

View 5 – Acre Lane at corner with Trinity Gardens

View map



View location description

This view is from the north side of Acre Lane within the Trinity Gardens Conservation Area and looking eastwards to Lambeth Town Hall and the Brixton Conservation Area.

Narrative on existing view

Locally listed Ivor House is five storeys high and occupies the centre of the view and Lambeth Town Hall is a secondary townscape feature on its left. The Tesco car park can be seen on the right of the image. It is separated from Ivor House by the junction with Porden Road.

Existing view photo



VuCity (digital twin) view



View impact

The trees have been turned off in the model for clarity.

The Indicate Approach has a five storey massing nearest to Ivor House and the two buildings will provide a symmetrical composition at Porden Road. The massing steps down to the west. The Indicative Approach reinstates the building line and sits comfortably in the townscape.

Change is clear but not adverse. No heritage or townscape harm.

View 6 – Trinity Gardens – Northeast corner

View map



View location description

This view is in the northeast corner of Trinity Gardens within the Trinity Gardens Conservation Area.

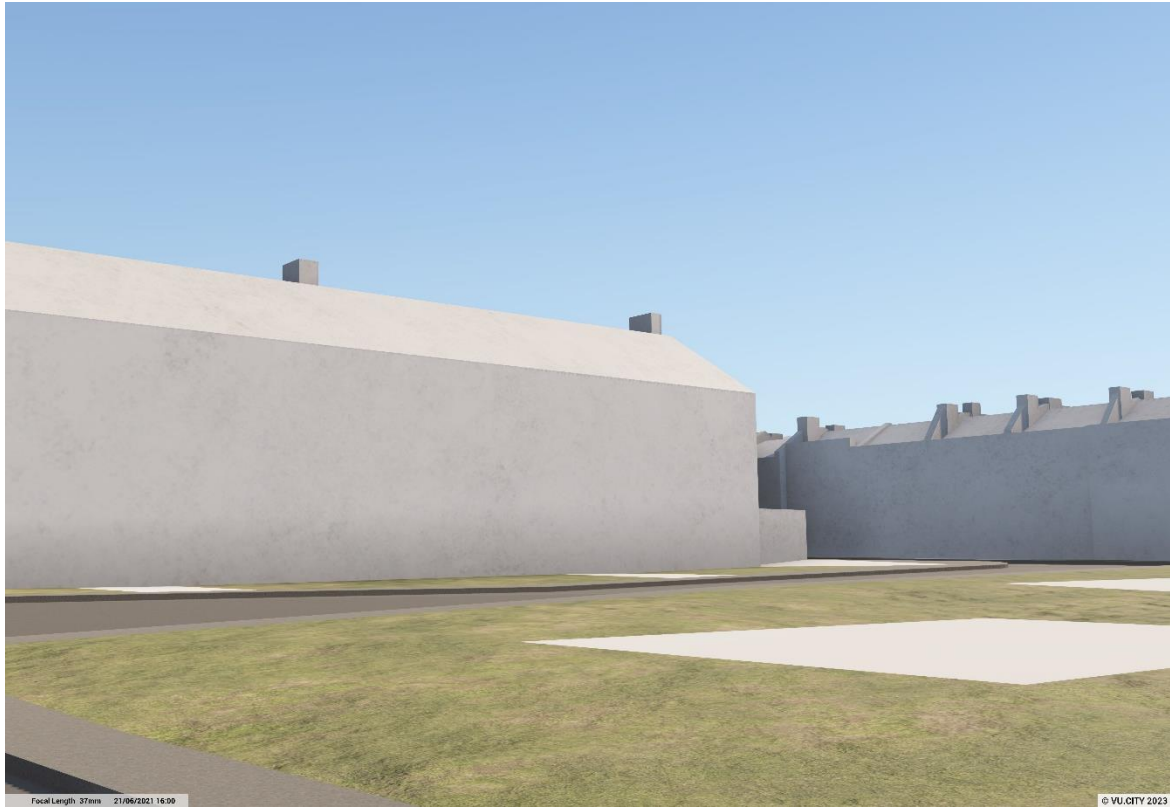
Narrative on existing view

The foreground is occupied by the garden square at Trinity Gardens. The middle ground by post-war housing outside the conservation area. The terraced houses are positive contributors.

Existing view photo



VuCity (digital twin) view



View impact

The trees have been turned off in the model for clarity.

The Indicative approach is screened by middle ground development. No effect.

View 7 – Trinity Gardens at no. 47

View map



View location description

This view is in the north side of Trinity Gardens within the Trinity Gardens Conservation Area.

Narrative on existing view

The foreground is occupied by the garden square at Trinity Gardens. The middle ground by post-war housing outside the conservation area. The terraced houses are positive contributors.

Existing view photo



VuCity (digital twin) view



View impact

The indicative massing's highest parts are visible over the rooftops. However, they do not exceed the roof of the post-war block in the middle ground. The effect is noticeable but with good quality design which is locally distinctive the effect on the conservation area should be neutral.

View 8 – Trinity Gardens – Outside Trinity Arms PH

View map



View location description

This view location is within the Trinity Gardens Conservation Area.

Narrative on existing view

The pleasant street frontage of terraced house on the right positively contribute to the conservation area. Distant modern development can be glimpsed at the end of the road.

Existing view photo



VuCity (digital twin) view



View impact

The Indicative Approach can be glimpsed at the end of the road within the existing roofscape. Its effect is neither dominant nor distracting. It sites comfortably in the townscape. No harm to townscape or heritage.

View 9 – Ferndale Road at main entrance to City of London Almshouses

View map



View location description

This view location is not in a conservation area. No heritage assets visible.

Narrative on existing view

This view is looking into the grounds of the City of London Almshouses which are within the Trinity Gardens Conservation Area. The Almshouses on the left are grade II listed. The Almshouses ahead are locally listed and positive contributors to the CA. The garden perimeter is lined with mature trees which block the views into and beyond the site.

Existing view photo



VuCity (digital twin) view



View impact

The trees have been turned off in the model for clarity. The indicative Approach massing nestles into the distant roofscape in an unobtrusive manner to the left of the grade II listed former school on Beta Place. The school roof remains the dominant feature. No harm to townscape or heritage.

View 10 – Ferndale Road second entrance into Almshouses near corner of Glendall Road

View map



View location description

This view location is not in a conservation area. No heritage assets visible.

Narrative on existing view

This view is looking into the grounds of the City of London Almshouses which are within the Trinity Gardens Conservation Area. The Almshouses ahead and to the right are locally listed and positive contributors to the CA. The garden perimeter is lined with mature trees which block the views into and beyond the site.

Existing view photo



VuCity (digital twin) view



camera [520631, 21, 175454] Bearing 162° Pitch 4° Focal Length 37mm 21/06/2021 16:30

View impact

The trees have been turned off in the model for clarity. The indicative Approach massing nestles into the distant roovescape in an unobtrusive manner. No harm to townscape or heritage.

View 11 – Ferndale Road looking south along Allardyce Street

View map



View location description

This view location is not in a conservation area.

Narrative on existing view

A pleasant low-rise townscape. The trinity Gardens Conservation Area is to the left. The roofscape of a grade II listed former London Board school (Beta Place) can be glimpsed ahead.

Existing view photo



VuCity (digital twin) view



View impact

The Indicative Approach is not visible.

View 12 – Porden Road looking north

View map



View location description

This view location is not in a conservation area. The viewer is standing on Porden Road looking north towards Acre Lane. The buildings on Acre Lane are in the Trinity Gardens Conservation Area. Ivor House is locally listed and sits within the Brixton Conservation Area.

Narrative on existing view

A low-rise medium quality Interwar townscape. Acre Lane is glimpsed at the end of the street, and the right-hand side of the street is terminated with Locally listed Ivor House at five storeys high.

Existing view photo



VuCity (digital twin) view



View impact

The trees have been turned off in the model for clarity.

The Indicate Approach five-storey massing is glimpsed at the end of the street on the left, opposite Ivor House. The two buildings will provide a symmetrical composition at Porden Road and announce the junction with the higher order street (Acre Lane). The Indicative Approach reinstates the building line and sits comfortably in the townscape.

No heritage or townscape harm.

View 13 – Baytree Road looking north

View map



View location description

This view location is not in a conservation area. The viewer is standing on Baytree Road looking north towards Acre Lane, through the access road between 2 Baytree Road and the Arlington Lodge Estate.

Narrative on existing view

A low-rise medium quality Interwar townscape. The Arlington Lodge estate frames the right-hand side of the view, and 2 Baytree Road frames the left. Mature trees are visible in the fore and middle ground.

Existing view photo



VuCity (digital twin) view



View impact

Trees have been turned off in the model for clarity.

The Indicative Approach is visible in the middle distance. The massing sits comfortably in the context of low- and mid-rise existing buildings in this location.

In reality, the Indicative Approach will be visible, but heavily screened by trees.

No townscape harm.