

ACA Virtual Site Visit

22 January 2022

Thanks for coming on this ACA Site visit to the Aylesham site. The site map overleaf shows numbers for the places we will stop. The text below indicates some points to note at each stop.

1. Begin on the steps under the Arch. Note the Jones & Higgins tower, the historic buildings adjacent to the site along High St to east, and to the right.

2. East side of Rye Lane - this view shows the heights of the previously proposed buildings on the east side of Rye Lane. Note the contrast with the historic buildings on the west side - 2 to 3 times the height?

3. Entrance to the site - Note the shops on the site along the Rye Lane frontage and small traders in the arcade to be demolished, and also the impact of development on rest of traders in town.

4. Morrison's supermarket will be relocated. In the previous plans, Morrison's was located under the proposed 20 storey tower, approximately where the petrol station stands.

5. Car park- Previous development proposals indicated reduced parking provision. **This view** from Frank's Cafe shows the heights of the previously planned buildings on the site. The previous proposals were for 950+ housing units. The current New Southwark Plan provides for a minimum of 850 housing units. The new developer, Berkeley, has not yet



clarified their proposals, but 65% would be 'unaffordable'.

6. Back of Morrisons and the back of the High St. historic buildings are important juxtapositions.

7. Bus Station - this part of the site is owned by TfL. In the previous proposal, an 11 storey block was proposed on this part of the site, with an electric bus stand at ground level. This is close to Purdon House alongside.

8. Petrol station - in the previous plan, this was removed, and replaced by an 8 storey block and 20 storey tower.

9. Route of new road through the site - in the previous plan, a new road was proposed through the site.

10. The edge of the site, looking down Cerise Rd towards the Multi Storey.

11. HSBC corner - end of walk. This is the boundary line of the site. **This view** shows the heights of the previously proposed buildings on Rye Lane.

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