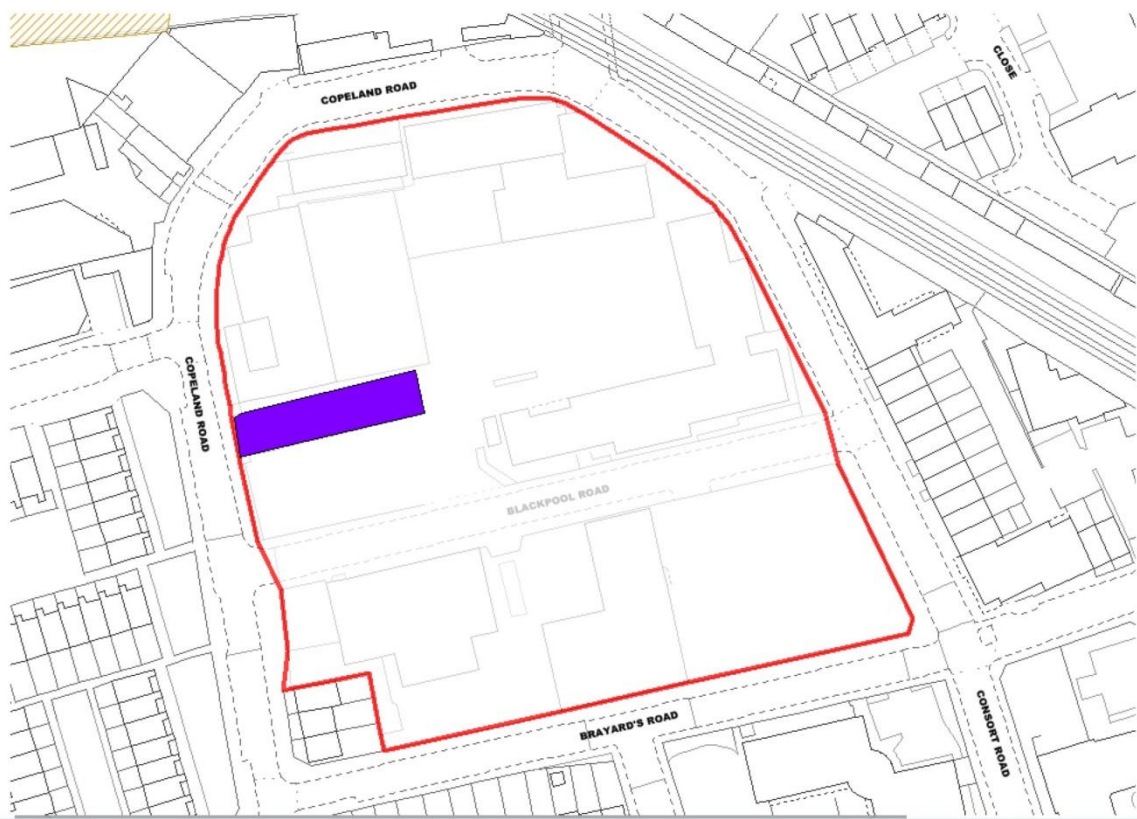




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|--|---|
|  Conservation Area |  Open Spaces |
|  Grade I Listed Building |  Buildings of architectural and historic merit |
|  Grade II Listed Building |  Buildings of townscape merit |
|  Grade II* Listed Building |  Locally Significant Industrial Sites |
|  Opportunity for Active Frontages |  Strategic Protected Industrial Land |
|  Cycleways |  New Public Open Space |

Site Area	17,580m²	
Existing uses (GEA)	- Business and industrial uses (E(g), B2, B8) 4,340.6m² - Builders yards (sui generis) - 5,112.47m² - Bus garage (sui generis) – 888.62m² - Bus garage parking – 3533.42m² - Old Mill building (F1) – 424.46m² - Temporary accommodation	
Indicative residential capacity	250 homes	
Site requirements	Redevelopment of the site must: - Provide at least the amount of employment floorspace (E(g), B class) currently on the site; and - Retain or re-provide bus garage (sui generis), subject to need. Redevelopment of the site should: - Provide new homes (C3).	
Design and accessibility guidance	Development should provide new amenity space and enhance permeability of the site. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated. Development should support the provision and implementation of the adjacent Peckham Coal Line.	
The site location		
	Approach to tall buildings	Commercial uses and taller buildings should be concentrated towards the north of the site.
	Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of important undesignated heritage assets such as the railway viaduct and the site contains the Old Mill Building at 72 Copeland Road, which is of local interest. Victorian heritage assets on the site may be retained and enhanced, including former industrial buildings.

Impacts a Conservation Area	The site lies between the Nunhead Green and Rye Lane Peckham Conservation Areas.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No but an archaeological assessment is required for the large site which lies close to the site of the Camberwell Workhouse.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area or Action Area	The site lies within the Peckham and Nunhead Action Area.
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes - the Peckham Coal Line
Impacts a designated open space	No