



<p><b>Site vision</b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Re-provide at least the amount of employment floorspace (B class) currently on the site;</li> <li>• Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road;</li> <li>• Retain or re-provide bus garage (sui generis), subject to need.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide new extra care housing (C2).</li> </ul>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 17,580 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Business and industrial uses (B1, B2, B8) – 13,017 m<sup>2</sup></li> </ul>

Design and accessibility guidance

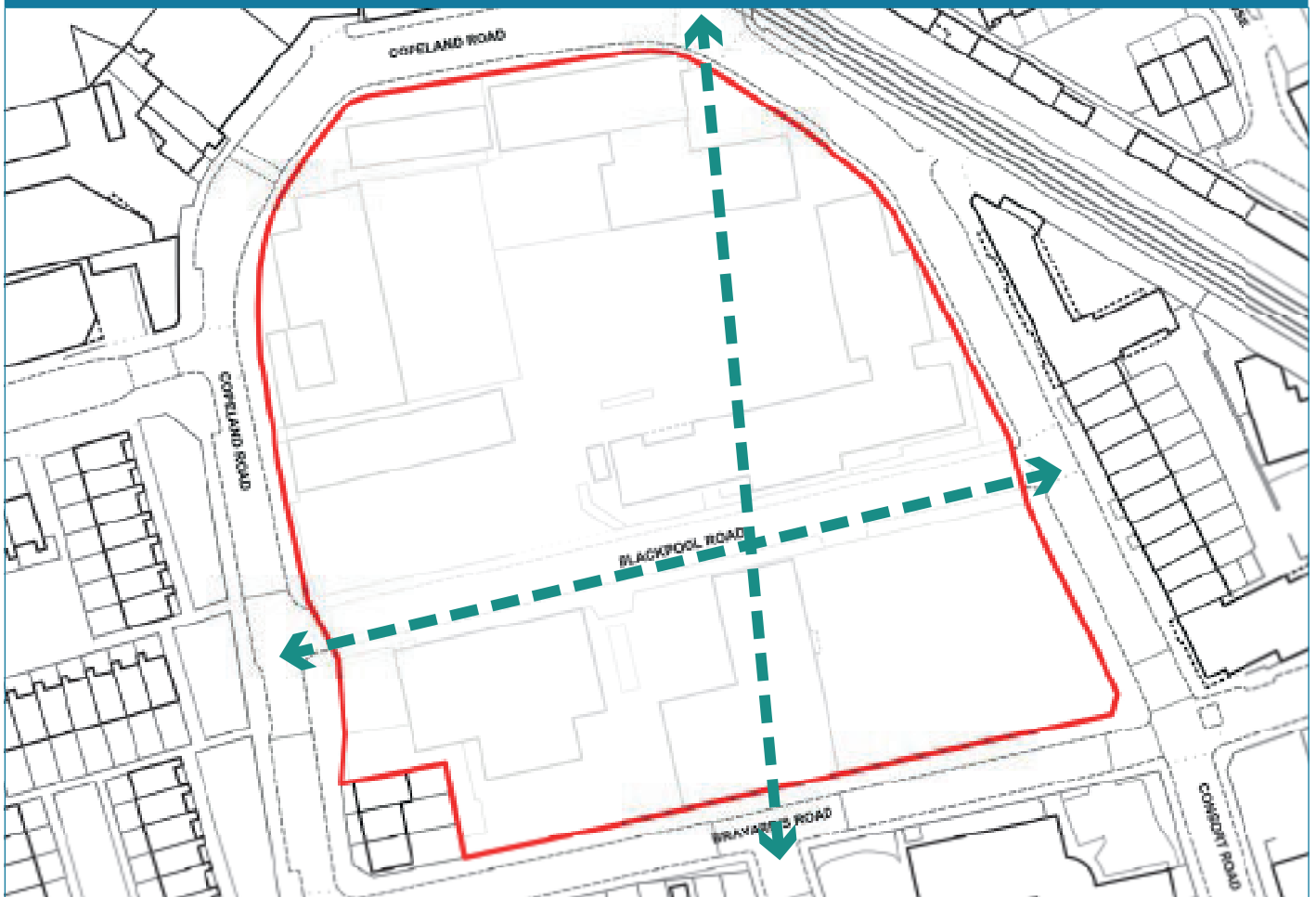
The site is not located within an Archaeological Priority Area or conservation area. An archaeological assessment is required for this large site, which lies close to the site of the Camberwell Workhouse.

The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the north of the site is an important undesignated heritage asset. Development should seek to enhance and retain Victorian heritage assets, including former industrial buildings.

Commercial uses and taller buildings should be concentrated towards the north of the site. Development should provide new amenity space and enhance permeability of the site with an east-west pedestrian route and exploring opportunities of opening up a route between the north side of the railway line and Bournemouth Road or Copeland Road. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.

It may be appropriate to incorporate Blackpool road into proposals for this site to maximise development opportunity, although it remains important to retain east-west connectivity.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II\* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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