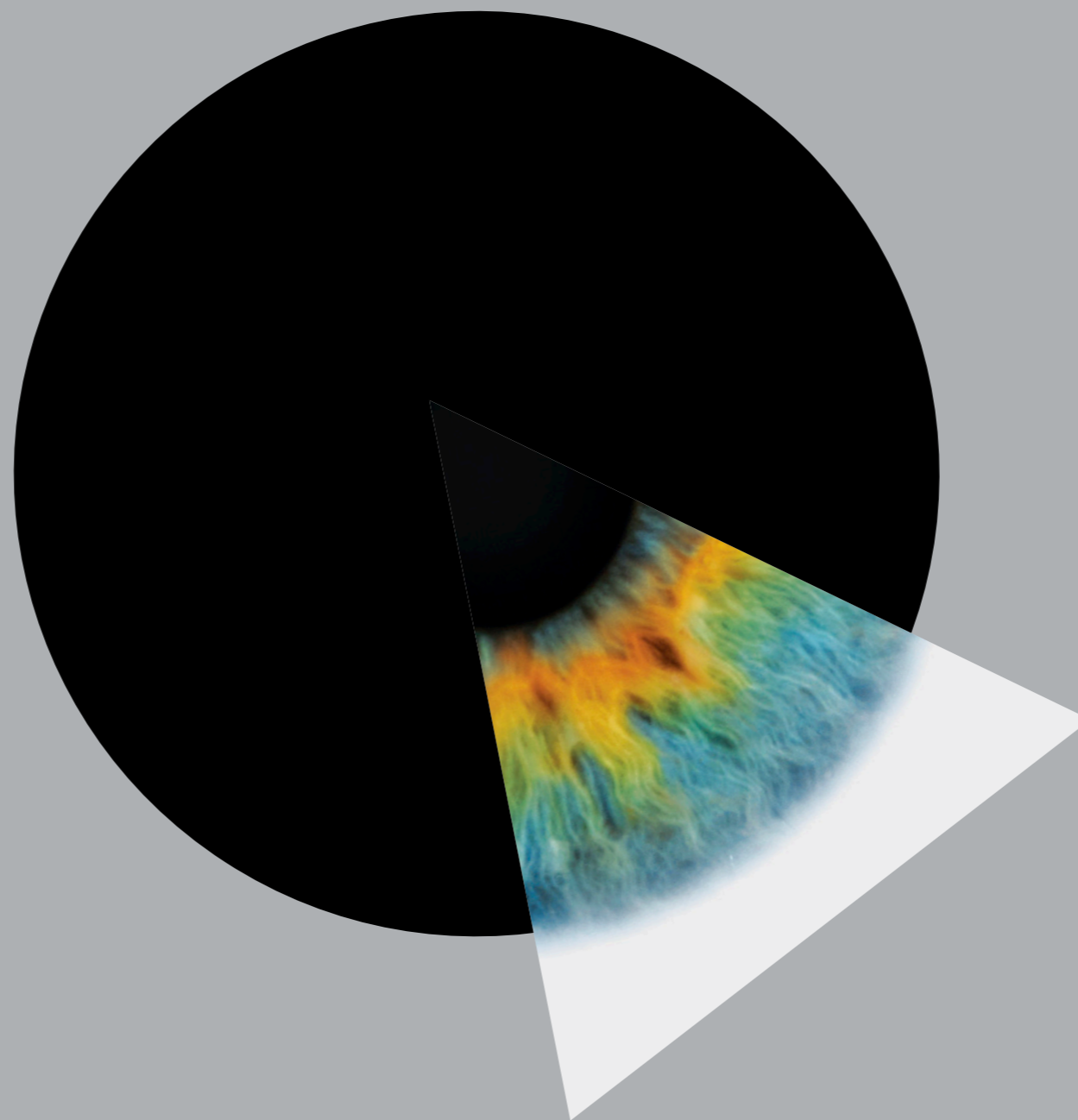


The Biscuit Factory, 100 Clement's Rd, London SE16 4DG

View Studies from St Crispin with Christ Church

February 2020



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Client

Southwark GP Nominee 1 Limited and
Southwark GP Nominee 2 Limited

Architect

Kohn Pedersen Fox Associates (International)
PA Cottrell & Vermeulen Architecture

Planning Consultant

Ramboll

Townscape Consultant

Tavernor Consultancy

Visualisation

Millerhare

1 Introduction

Potential impacts on the Church of St Crispin with Christchurch, Southwark Park Road

1.1 The Tavernor Consultancy assessed the potential visual impacts of the Proposed Development on the appreciation of the heritage significance of the Grade II listed church in the submitted built heritage assessment. The Tavernor Consultancy stated in the assessment that “while it would make a slight change to the close setting of the listed church, the 2019 Amended Proposed Development would have a negligible impact on those aspects of setting that contribute to the appreciation of the heritage significance of the church. The impact and effect would therefore be negligible.” In response to a request for further testing of the impact on the church visualisers Miller Hare have modelled some additional views of the church. The Tavernor Consultancy has expanded its assessment of impact below and has concluded that the effect of the 2019 Amended Proposed Development on the appreciation of the heritage significance of the church would remain negligible as stated in the submitted assessment.

1.2 The Church of St Crispin with Christchurch was built in 1958-9 to a design by Thomas F Ford in stock brick with stone and artificial stone dressings and copper roofs. The church has a broad Greek cross plan with a central saucer dome and a projecting chapel. Historic England’s listing description notes that Ford’s interior, which remains virtually unaltered, is of particular interest. Ford was a prominent designer of churches in the 1950s, as war damage surveyor to the Diocese of Southwark. St Crispin’s is the most complete surviving example of Ford’s interiors, and the one in which art and architecture are most successfully integrated. The interior includes a mural by Hans Feibusch (1898-1998), the last surviving artist exhibited in Hitler’s exhibition of Degenerate Art, who emigrated to England in 1933; Ford was Feibusch’s most frequent collaborator.

1.3 The residential townscape around the church dates almost exclusively from the post-war period as a result of pre-war slum clearance and WWII bomb damage and subsequent clearance and redevelopment in the post-war years. The church was a replacement of one of 1879-80 by Coe and Robinson destroyed in the war. The Four Squares Estate to the east of Drummond Road is a series of monolithic six-storey perimeter blocks around open courtyards, built between 1971-75 in a utilitarian style. It forms the immediate setting of the church to the north and south. To the east of the church on Southwark Park Road are four storey flats and Arica House, which rises to 11 storeys beyond on the edge of Southwark Park, which are part of the Slippers Place Estate built in the early 1960s. To the west of Drummond Road is the existing the former Scott Lidgett School on Keeton’s Road dating from 1971 designed by the GLC Architect’s Department which is on the Campus element of the Site. The post-war setting varies in scale but is generally noticeably larger in scale and grain than the church. Other than its broadly contemporary construction, the existing setting of the church in its scale,

form and architectural expression does not contribute scenically to the setting of the church and does not make a significant contribution to the appreciation of the heritage significance of the church.

1.4 There are no formal designed views of the church. Because it is set within the streetscape of Southwark Park Road, which is well planted with trees, it is mainly viewed obliquely through the trees in these street views. It has a small tower on its south elevation which is not highly visible, particularly from the north, due to the scale of the Four Square’s Estate to the north and south. The best and most significant views of the exterior of the church are very close views from Southwark Park Road, slightly to the south of the church where the east and south elevations, the tower and the relationship of the Greek Cross Plan and the lower projecting chapel can be best appreciated (modelled as View C).

1.5 Miller Hare have modelled views from four positions:

A: an oblique street view from the north on Southwark Park Road

B: a close view opposite the east elevation of the church on Southwark Park Road

C: a close view just to the south of the church on Southwark Park Road

D: a view from the courtyard to the north-west of the church

1.6 In the model views existing buildings are in grey toned massing and the 2019 Amended Development is modelled in a yellow toned massing.

1.7 As the modelled views by Miller Hare demonstrate the tallest element of the 2019 Amended Proposed Development would be visible beyond the roofline of the church seen in longer oblique views from Southwark Park Road, at Viewpoint A. It would be seen through foreground street trees and seen in relation to the Four Squares Estate to either side of the church which provides a close setting that is broadly contemporary with the church but contrasting in scale and form.

1.8 Moving southwards along Southwark Park Road the scale of the tall building would recede and the alignment in relation to the church would change so that at Viewpoint B, where the church is more clearly visible and its heritage significance more readily appreciated, the 2019 Amended Proposed Development would not be visible in the backdrop of the church. In the most significant and characterful views of the church seen from the south at Viewpoint C, the lower campus element of the 2019 Amended Proposed Development would be visible in the backdrop of the church at a scale that would integrate with the existing streetscape on Drummond Road and would provide an enhancement of the architectural quality of the church’s backdrop.

1.9 At Viewpoint D to the west of the church, the 2019 Amended Proposed Development would be visible to south defining the east side of Drummond Road and stepping up in scale within the Biscuit Factory element of the Site. The west elevation of the church and its lower chapel, which is set back behind a perimeter wall, would be visually separated from the 2019 Amended Proposed Development by the long elevation of the Four Squares Estate to the south of the church.

1.10 In conclusion the 2019 Amended Proposed Development would be visible in the setting of the church. This would not affect an observer’s appreciation of the heritage significance of the church’s interior, which Historic England note as being of particular interest. The additional visual impact testing demonstrates that while the tallest elements of the 2019 Amended Proposed Development would be visible in the backdrop of the church seen from the north on Southwark Park Road, they would not affect more significant close views of the church. The Campus element of the proposal, which is visible in the backdrop of the church in the most significant close views of the exterior from the south, would integrate comfortably with the scale of the existing setting of the church and would not form a visual distraction that would affect an observer’s appreciation of the composition of the church’s massing or the architectural expression of its exterior. As assessed in the submitted built heritage assessment, the effect of the 2019 Amended Proposed Development on the appreciation of the heritage significance of the church would be negligible. The visibility of the 2019 Amended Proposed Development would not result in ‘harm’ in NPPF terms.

2 The Views



A | Southwark Park Road at New Place Square



B | Southwark Park Road at St Crispin with Christ Church



C | Southwark Park Road at Lockwood Square

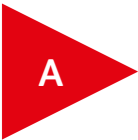


D | South of New Place Square looking towards Lockwood Square

View	Description	MH Reference	Type	Method	Camera Location			Camera	Lens	HFOV		Photo date/time	Bearing	distance (km)
					Easting	Northing	Height			Photo	Image			
A	Southwark Park Road at New Place Square	0500	model	Estimated	534741.8	179402.7	4.50	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.7	30/01/2020 11:26	202.9	0.4
B	Southwark Park Road at St Crispin with Christ Church	0510	model	Estimated	534751.2	179336.1	4.70	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.7	30/01/2020 11:30	208.6	0.4
C	Southwark Park Road at Lockwood Square	0520	model	Estimated	534753.6	179308.3	4.60	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.7	30/01/2020 11:36	211.3	0.3
D	South of New Place Square looking towards Lockwood Square	0530	model	Estimated	534664.7	179362.4	4.70	Canon EOS 5D Mark IV DSLR	24mm	73.7	73.7	30/01/2020 11:41	193.6	0.3



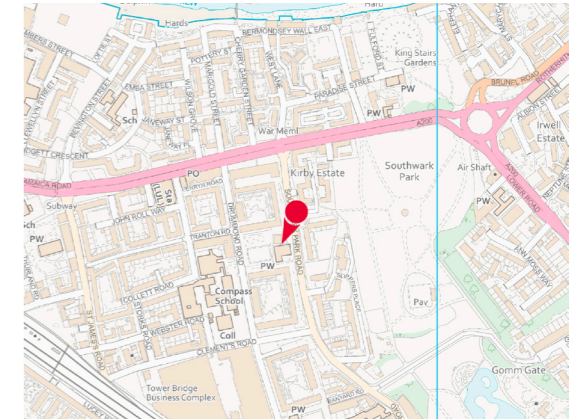
View location map



Southwark Park Road at New Place Square



4063_0501



Existing

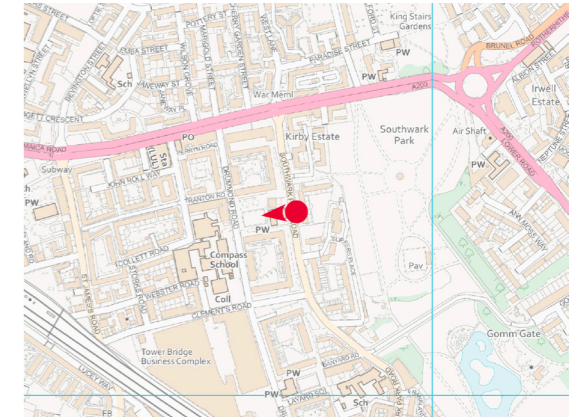


4063_0506

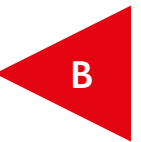
Cumulative



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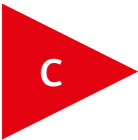


Existing



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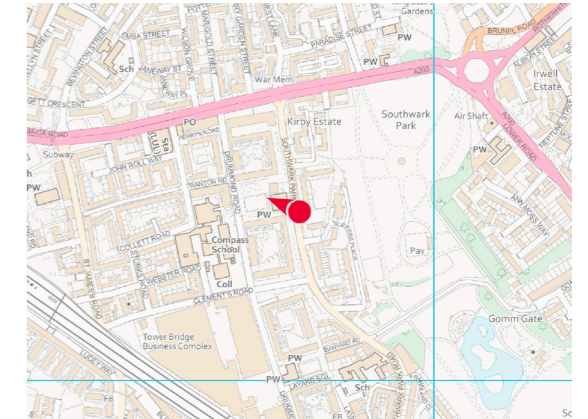
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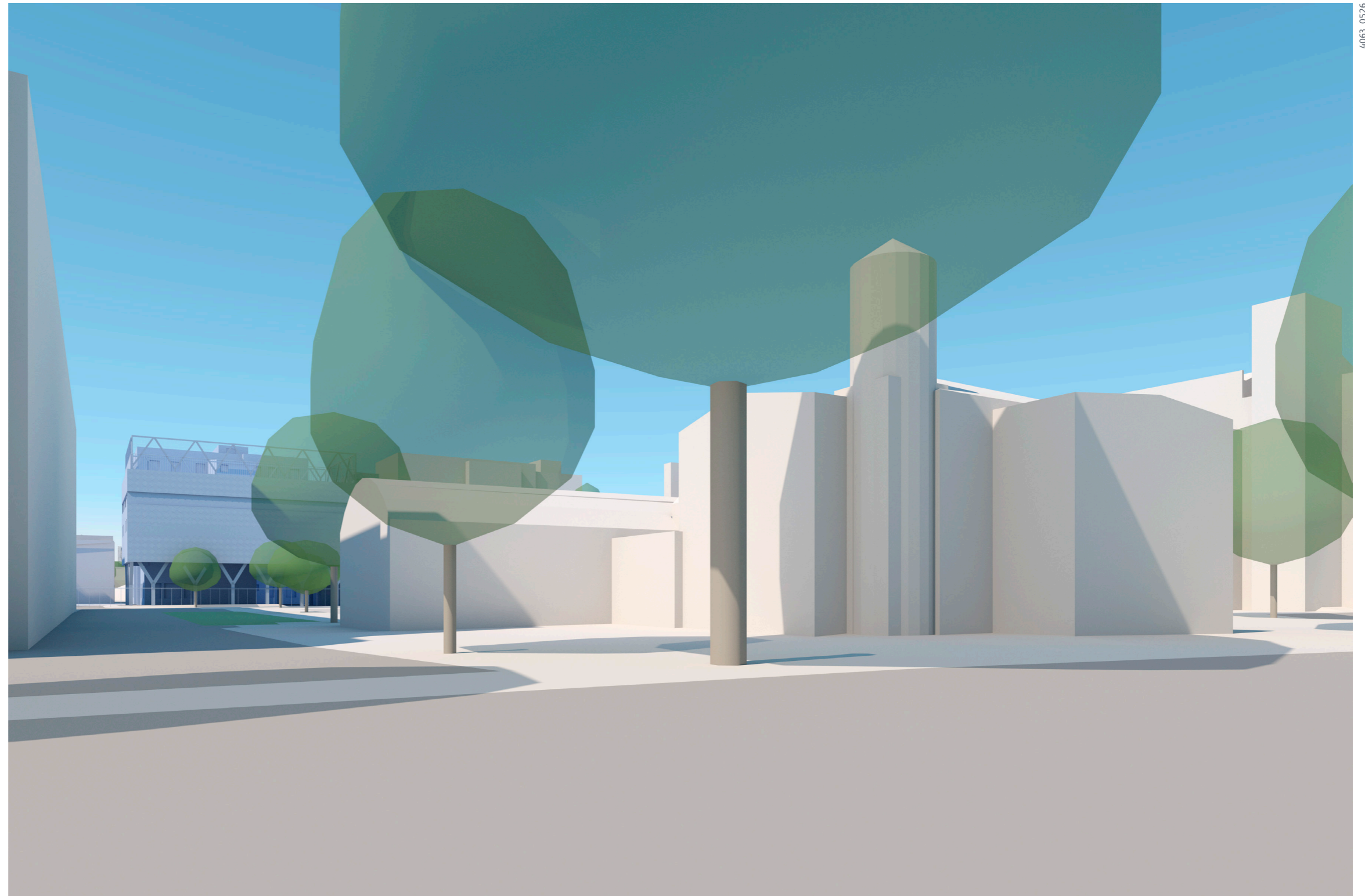
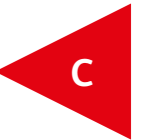
Southwark Park Road at Lockwood Square



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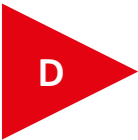


Existing



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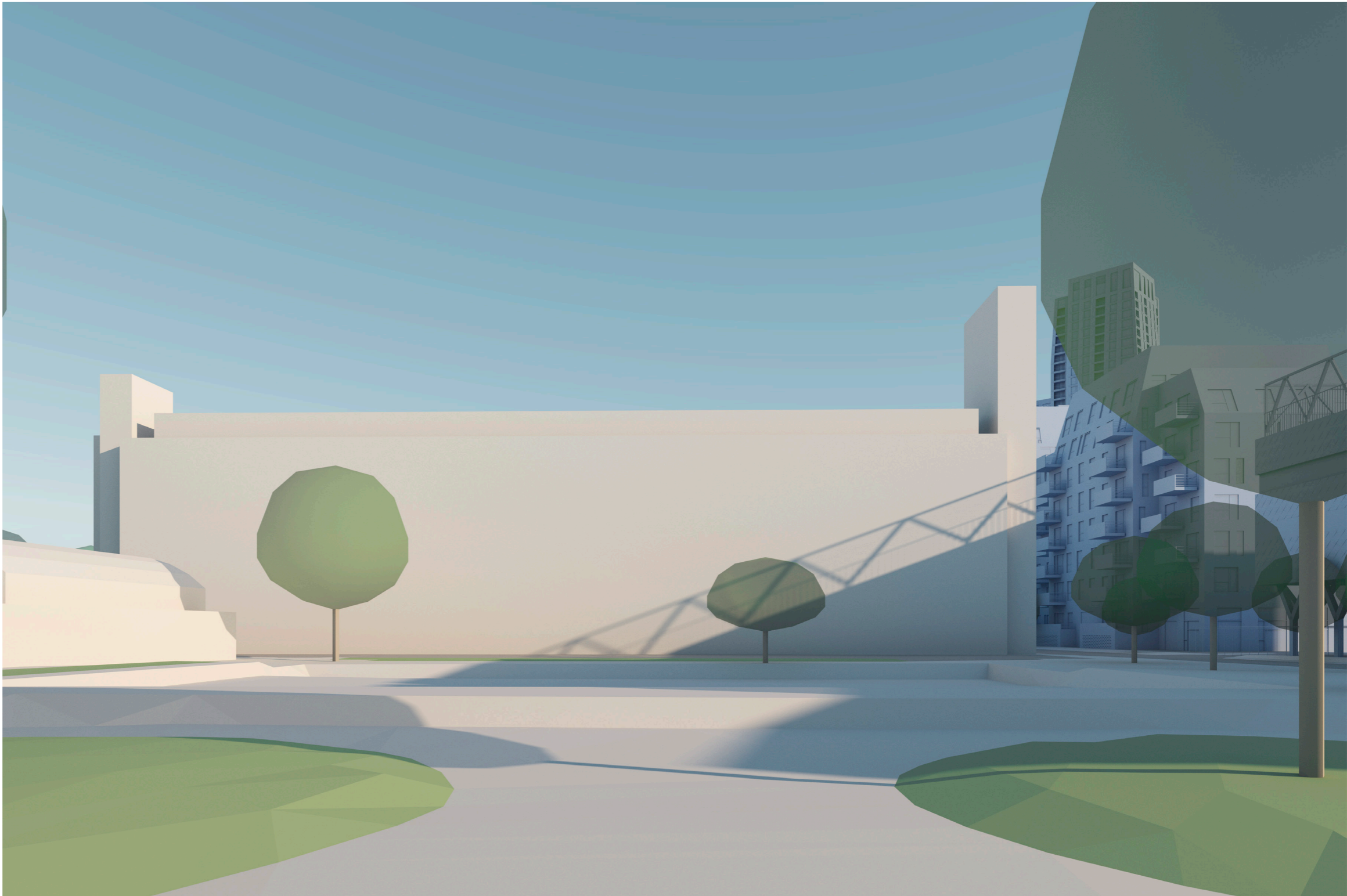
Cumulative



South of New Place Square looking towards Lockwood Square



Existing



4063_0536

Cumulative

millerhare