



CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF dRMM LIMITED.

THE ORIGINAL HARD COPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.

REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.

dRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARD COPY ISSUED BY dRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SERVICE ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERING DRAWINGS.

ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.

CON REGISTER FLAGGED HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT.

TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY

X

Block Reference

—

Planning Application Site Boundary

▷

Primary Entrance

1B1P

1B2P

2B3P

2B4P

3B5P

3B6P

2B3P-Duplex

2B4P-Duplex

3B5P-Duplex

3B6P-Duplex

Wheelchair Accessible Home

Ancillary/Plant/Back of House

Flexible Retail/Leisure/Commercial/Workspace

Residential Cycle Store

Supermarket

Supermarket Service Yard/Plant

Roof Garden (Residential Amenity)

Podium (Residential Amenity)

Green Roof

Indicative MEP/PV

900mm offset

NOTES

1.

Context information is illustrative only.

2.

Spot heights (A00) are indicative and subject to Landscape and Servicing design development.

3.

Architectural design subject to ongoing design development through subsequent RIBA work stages.

4.

Structure information is illustrative only, for more information refer to Structure Engineer package.

5.

Servicing/Transport information is illustrative only, for more information refer to Transport Statement.

6.

Landscape information is illustrative only, for more information refer to Landscape package.

7.

Each building is served by at least one core, other than A, B and C which together share two access cores.

8.

For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.

9.

Where shown, areas are in m2, elevation in m, and dims in mm.

NOT FOR CONSTRUCTION

P0

For Planning

DR

RM

JSI

06.24

REV

DESCRIPTION

DR

CHK

QA

DATE

d

r

m

dRMM Ltd

Magdalen House

136-148 Cleary Street

London SE1 7TU UK

+44 (0)20 7803 0177

mail@dmmstudio.com

www.dmmstudio.com

KEY

A

D

K

L

P

B

E

G

M

N

C

F

H

J1

J2

Q

TITLE

PLAN - SITEWIDE - UPPER GROUND FLOOR

PROJECT

AYLESHAM CENTRE PECKHAM

PROJECT STATUS

SCALE

SIZE

PLANNING

1 : 500

A1

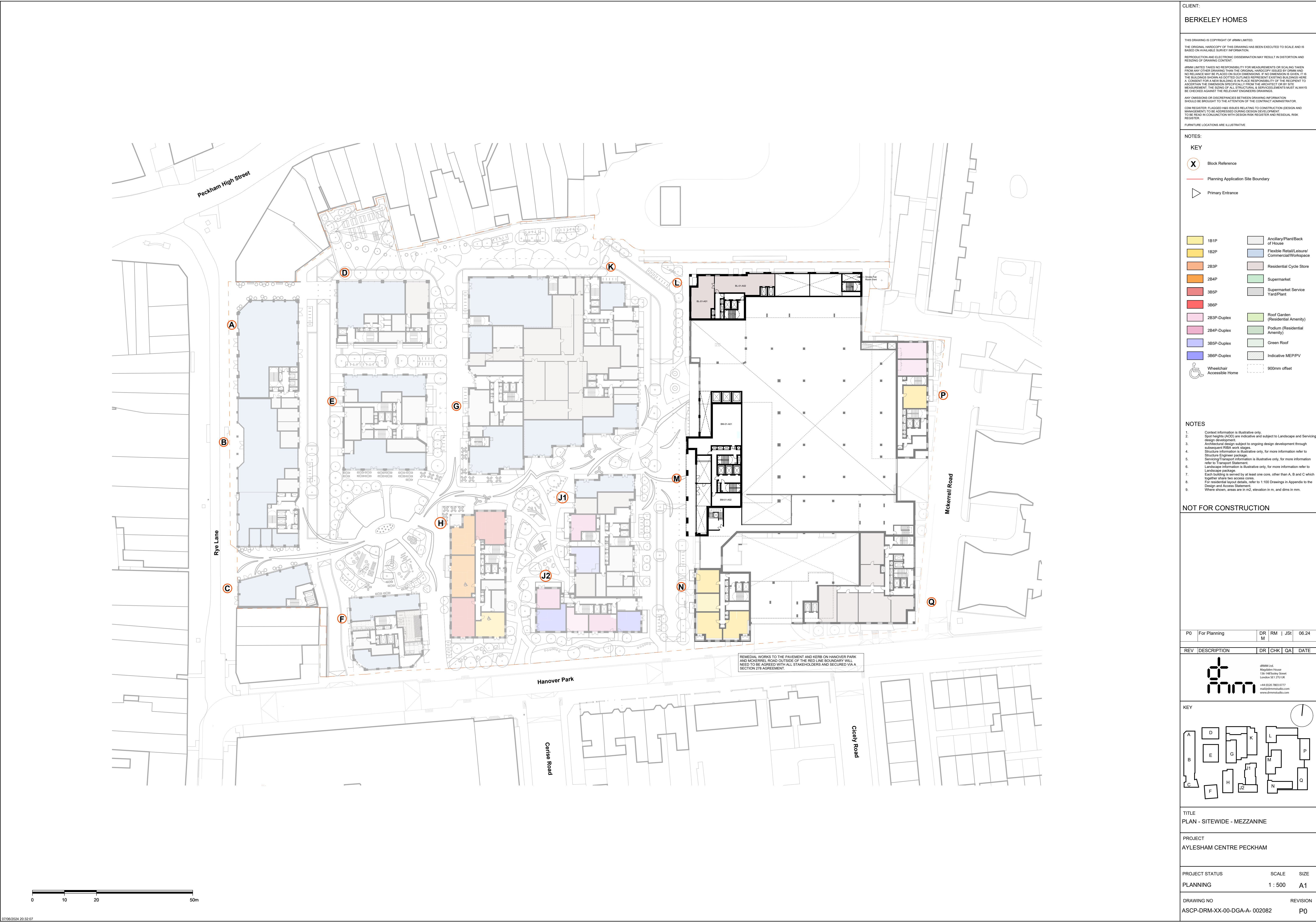
DRAWING NO

REVISION

ASCP-DRM-XX-00-DGA-A- 002081

P0

07/06/2024 20:32:00



CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF dRMM LIMITED.

THE ORIGINAL HARD COPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.

REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.

dRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARD COPY ISSUED BY dRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDINGS SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SERVICE ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERS DRAWINGS.

ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.

CDM REGISTER PLACED HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT.

TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY

X

Block Reference

—

Planning Application Site Boundary

▷

Primary Entrance

1B1P

1B2P

2B3P

2B4P

3B5P

3B6P

2B3P-Duplex

2B4P-Duplex

3B5P-Duplex

3B6P-Duplex

Wheelchair Accessible Home

Ancillary/Plant/Back of House

Flexible Retail/Leisure/Commercial/Workspace

Residential Cycle Store

Supermarket

Supermarket Service Yard/Plant

Roof Garden (Residential Amenity)

Podium (Residential Amenity)

Green Roof

Indicative MEP/PV

900mm offset

NOTES

1. Context information is illustrative only.

2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.

3. Architectural design subject to ongoing design development through subsequent RIBA work stages.

4. Structure information is illustrative only, for more information refer to Structure Engineer package.

5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.

6. Landscape information is illustrative only, for more information refer to Landscape package.

7. Each building is served by at least one core, other than A, B and C which together share two access cores.

8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.

9. Where shown, areas are in m2, elevation in m, and dims in mm.

NOT FOR CONSTRUCTION

P0

For Planning

DR

RM

JSI

06.24

REV

DESCRIPTION

DR

CHK

QA

DATE

dRMM

dRMM Ltd

Magdalen House

136-148 Cleary Street

London SE1 7TU UK

+44 (0)20 7803 0177

mail@dmmstudio.com

www.dmmstudio.com

KEY

A

D

K

L

P

C

F

H

J1

J2

M

N

Q

TITLE

PLAN - SITEWIDE - MEZZANINE

PROJECT

AYLESHAM CENTRE PECKHAM

PROJECT STATUS

SCALE

SIZE

PLANNING

1 : 500

A1

DRAWING NO

REVISION

ASCP-DRM-XX-00-DGA-A- 002082

P0

07/06/2024 20:32:07



CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF dRMM LIMITED.

THE ORIGINAL HARD COPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.

REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.

dRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARD COPY ISSUED BY dRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SERVICE ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERING DRAWINGS.

ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.

CDM REGISTER PLACED HAS ISSUES RELATING TO CONSTRUCTION DESIGN AND MANAGEMENT TO BE ADDRESSED DURING DESIGN DEVELOPMENT TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY

X

Block Reference

—

Planning Application Site Boundary

▷

Primary Entrance

1B1P

1B2P

2B3P

2B4P

3B5P

3B6P

2B3P-Duplex

2B4P-Duplex

3B5P-Duplex

3B6P-Duplex

Wheelchair Accessible Home

Ancillary/Plant/Back of House

Flexible Retail/Leisure/Commercial/Workspace

Residential Cycle Store

Supermarket

Supermarket Service Yard/Plant

Roof Garden (Residential Amenity)

Podium (Residential Amenity)

Green Roof

Indicative MEP/IPV

900mm offset

NOTES

1. Context information is illustrative only.

2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.

3. Architectural design subject to ongoing design development through subsequent RIBA work stages.

4. Structure information is illustrative only, for more information refer to Structure Engineer package.

5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.

6. Landscape information is illustrative only, for more information refer to Landscape package.

7. Each building is served by at least one core, other than A, B and C which together share two access cores.

8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.

9. Where shown, areas are in m2, elevation in m, and dims in mm.

NOT FOR CONSTRUCTION

P0

For Planning

DR

RM

JSI

06.24

REV

DESCRIPTION

DR

CHK

QA

DATE

d

r

m

dRMM Ltd

Magdalen House

136-148 Colindale Avenue

London SE5 7TU UK

+44 (0)20 7803 0177

mail@dmmstudio.com

www.dmmstudio.com

KEY

A

D

K

L

P

B

E

G

M

N

C

F

H

J1

J2

Q

TITLE

PLAN - SITEWIDE - LEVEL 01

PROJECT

AYLESHAM CENTRE PECKHAM

PROJECT STATUS

SCALE

SIZE

PLANNING

1 : 500

A1

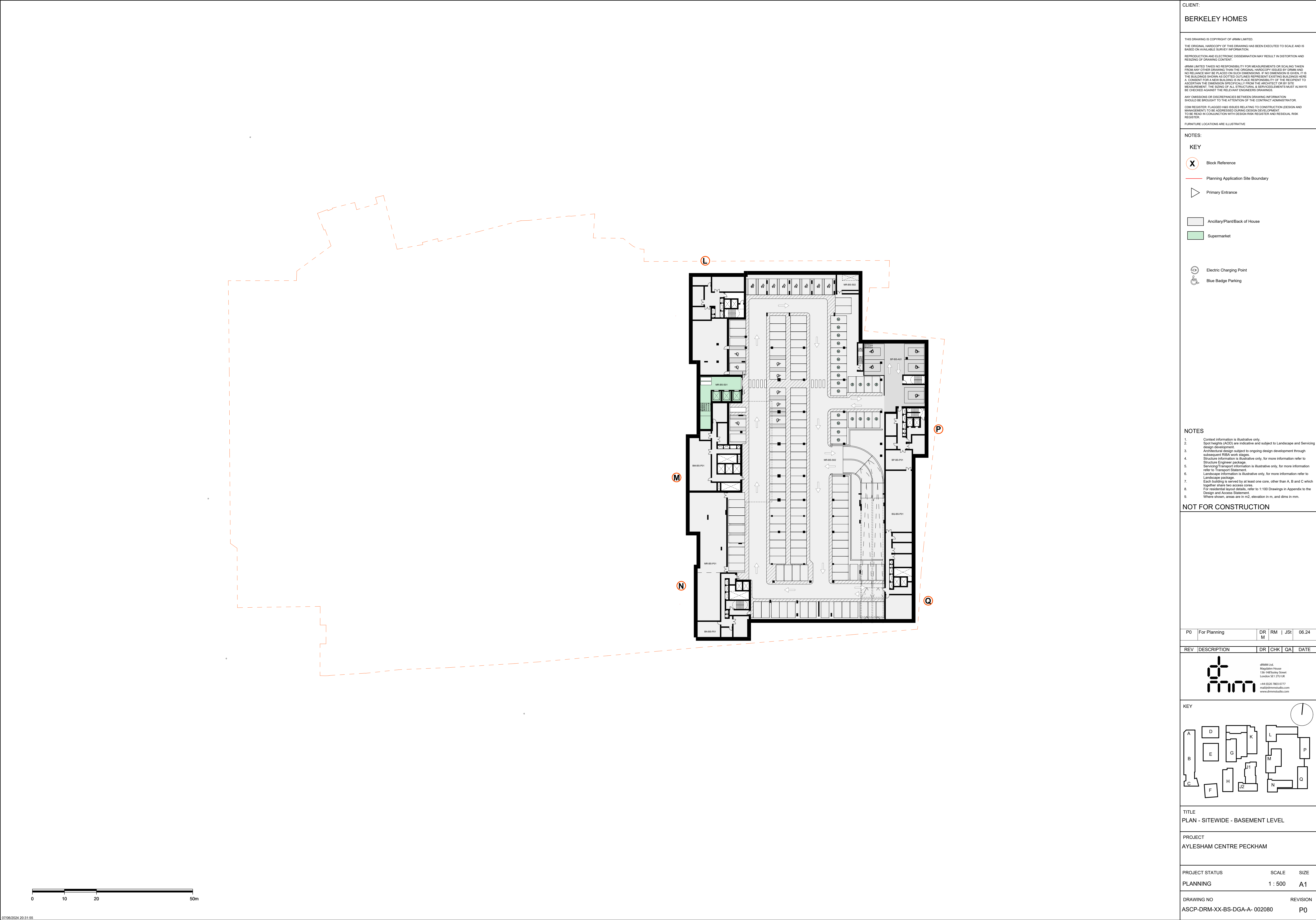
DRAWING NO

REVISION

ASCP-DRM-XX-01-DGA-A- 002051

P0

07/06/2024 20:27:26





CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF jrm LIMITED.
THE ORIGINAL HARD COPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.
REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.
jrm LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARD COPY ISSUED BY jrm AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS IF NO DIMENSION IS GIVEN. IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SURVEILLANCE MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERING DRAWINGS.
ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR. CONSTRUCTION PLANNING HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.
FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

- KEY
- Planning Application Site Boundary
 - Land within Applicant's Ownership that falls outside of the Planning Application Boundary

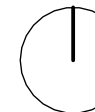
NOT FOR CONSTRUCTION

P0	For Planning	DR	RM	JSI	06.24
		M			

REV	DESCRIPTION	DR	CHK	QA	DATE
-----	-------------	----	-----	----	------



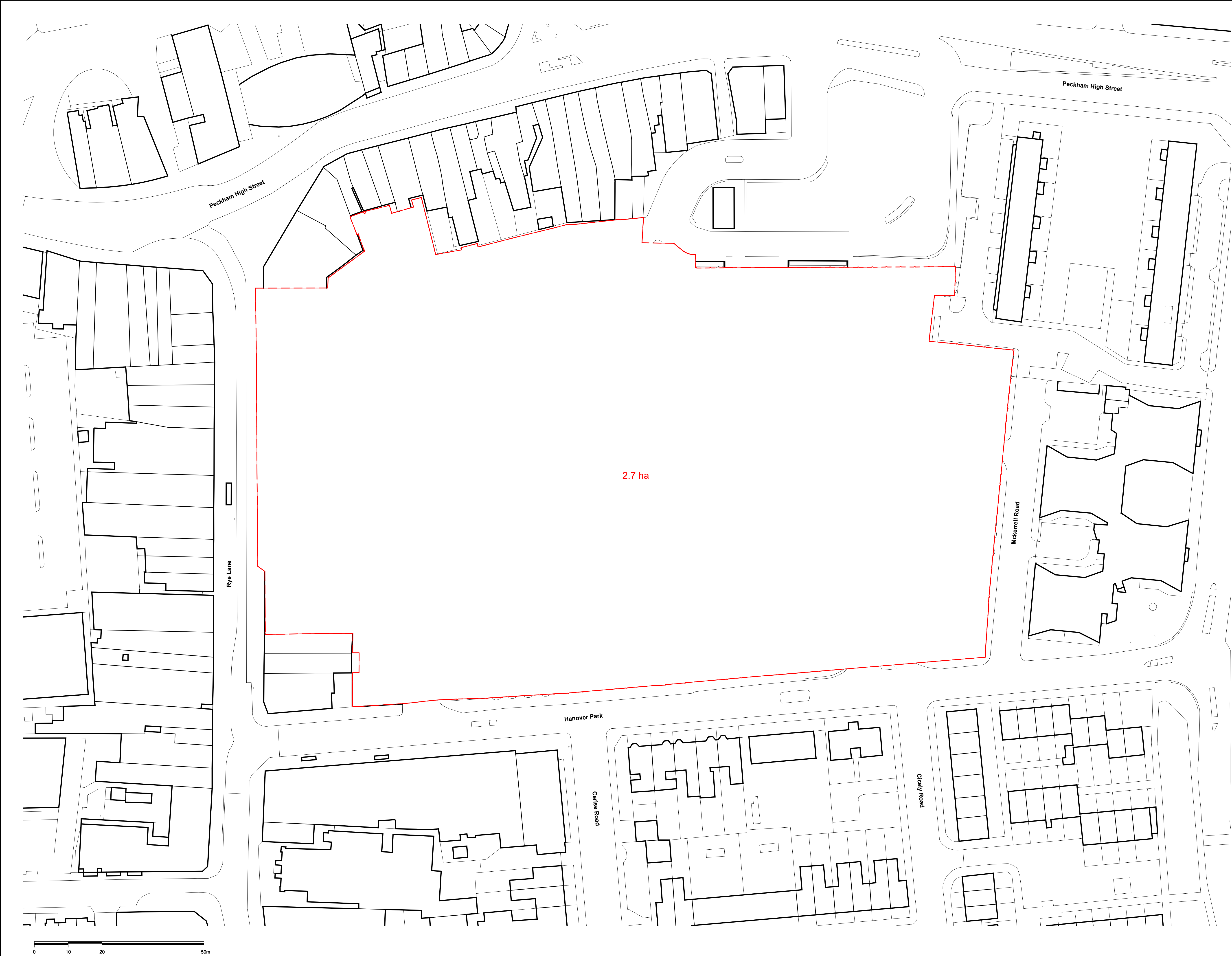
KEY



TITLE
SITE LOCATION PLAN - EXISTING

PROJECT
AYLESHAM CENTRE PECKHAM

PROJECT STATUS	SCALE	SIZE
PLANNING	As Indicated	A1
DRAWING NO		REVISION
ASCP-DRM-XX-XX-DGA-A- 001000		P0



CLIENT:
BERKELEY HOMES

THIS DRAWING IS COPYRIGHT © DRMM LIMITED.

THE ORIGINAL HARD COPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.

REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.

DRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARD COPY ISSUED BY DRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE. A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SERVICE ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEER'S DRAWINGS.

ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.

CON REGISTER: FLAGGED HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT.

TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY:

Site Boundary and Context

NOT FOR CONSTRUCTION

P0	For Planning	DR	RM	JSI	06.24
REV	DESCRIPTION	DR	CHK	QA	DATE

DRMM Ltd
Magdalen House
136-148 Cleely Street
London SE1 7JU UK
+44 (0)20 7802 0177
mail@drmmstudio.com
www.drmmstudio.com

KEY

TITLE
SITE PLAN - PLANNING APPLICATION
BOUNDARY

PROJECT
AYLESHAM CENTRE PECKHAM

PROJECT STATUS	SCALE	SIZE
PLANNING	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-00-DGA-A- 001020	P0



CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF dRMM LIMITED.
THE ORIGINAL HARDCOPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.
REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.
dRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARDCOPY ISSUED BY dRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SURVEILLANCEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERS DRAWINGS.
ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.
COM REGISTER PLACED HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.
FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY

- Planning Application Site Boundary
- Land within Applicant's Ownership that falls outside of the Planning Application Boundary
- Proposed building demolition
- Proposed landscape clearance

NOT FOR CONSTRUCTION

P0	For Planning	DR	RM	JSI	06.24
----	--------------	----	----	-----	-------

REV	DESCRIPTION	DR	CHK	QA	DATE
-----	-------------	----	-----	----	------



KEY

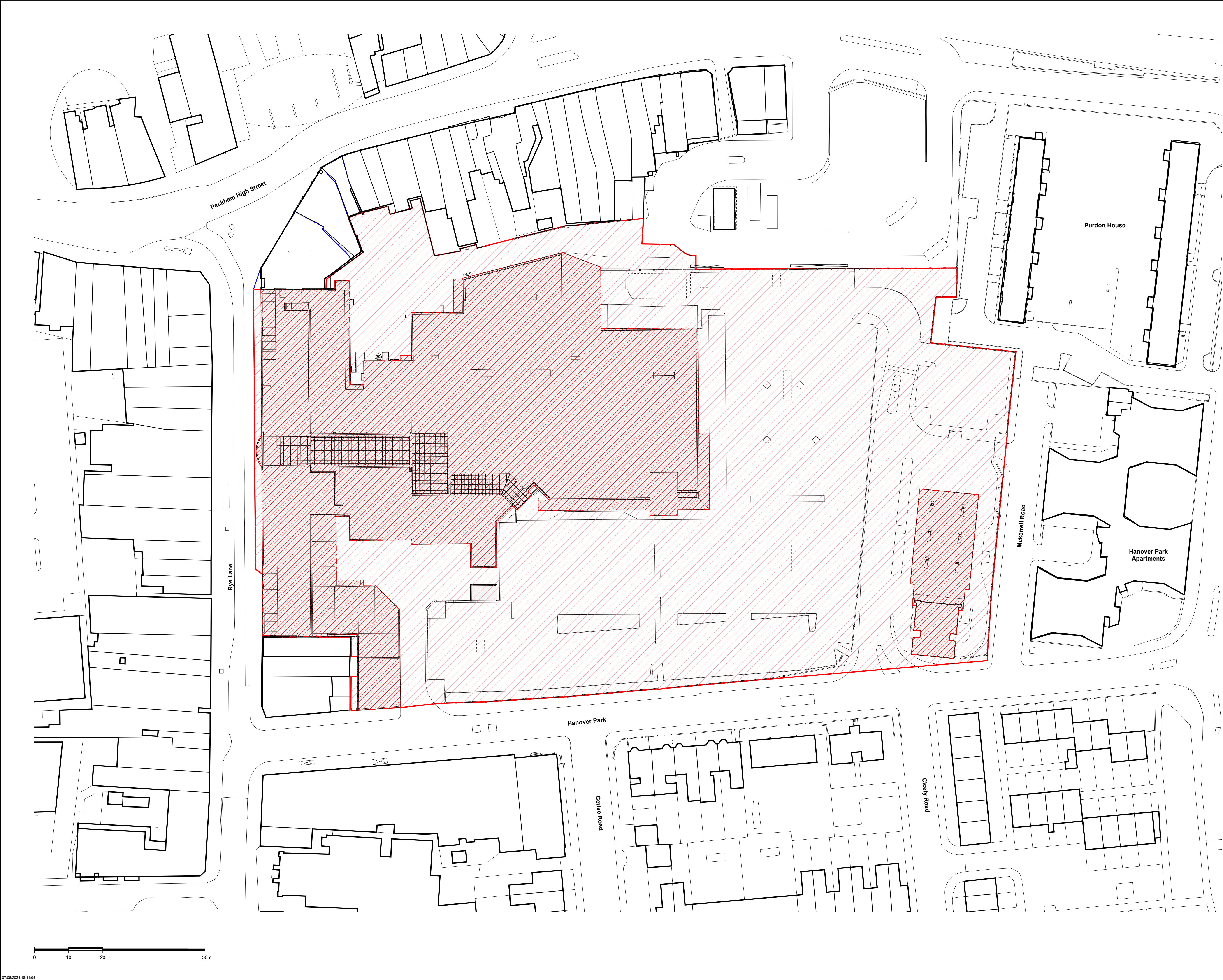


TITLE
PLAN - EXISTING - BASEMENT LEVEL

PROJECT
AYLESHAM CENTRE PECKHAM

PROJECT STATUS	SCALE	SIZE
PLANNING	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-BS-DGA-A- 001043	P0



CLIENT:

BERKELEY HOMES

THIS DRAWING IS COPYRIGHT OF jRMM LIMITED.
THE ORIGINAL HARDCOPY OF THIS DRAWING HAS BEEN EXECUTED TO SCALE AND IS BASED ON AVAILABLE SURVEY INFORMATION.
REPRODUCTION AND ELECTRONIC DISSEMINATION MAY RESULT IN DISTORTION AND RESIZING OF DRAWING CONTENT.
jRMM LIMITED TAKES NO RESPONSIBILITY FOR MEASUREMENTS OR SCALING TAKEN FROM ANY OTHER DRAWING THAN THE ORIGINAL HARDCOPY ISSUED BY jRMM AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE BUILDING SHOWN AS DOTTED OUTLINES REPRESENT EXISTING BUILDINGS HERE A CONSENT FOR A NEW BUILDING IS IN PLACE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT. THE SIZING OF ALL STRUCTURAL & SERVICES ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT ENGINEERS DRAWINGS.
ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR.
CDM REGISTER: FLAGGED HAS ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.
FURNITURE LOCATIONS ARE ILLUSTRATIVE.

NOTES:

KEY

Planning Application Site Boundary

Land within Applicant's Ownership that falls outside of the Planning Application Boundary

Proposed building demolition

Proposed landscape clearance

NOT FOR CONSTRUCTION

P0	For Planning	DR	RM	JSI	06.24
REV	DESCRIPTION	DR	CHK	QA	DATE

jRMM Ltd

Magdalen House

136-148 Cicely Street

London SE1 7TU UK

+44 (0)20 7802 0177

mail@jrmmstudio.com

www.jrmmstudio.com

KEY

TITLE

DEMOLITION PLAN

PROJECT

AYLESHAM CENTRE PECKHAM

PROJECT STATUS	SCALE	SIZE
PLANNING	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-XX-DGA-A- 001050	P0

07/06/2024 18:11:04



C.D.M.
1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METRES.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.
3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. SITE BOUNDARY TAKEN FROM DRMs: SITE CONSTRAINTS PLAN PDF, TO BE CONFIRMED VIA DWG.
5. TOPOGRAPHICAL SURVEY INFORMATION TAKEN FROM MICHAEL GALLIE AND PARTNERS REFERENCE 10042-03 TO 05.
6. PECKHAM BUS GARAGE INFORMATION INFERRED FROM CONCRETE & CONSTRUCTIONAL ENGINEERING JOURNAL SEPT 1952 Ed.
7. BOREHOLE INFORMATION TAKEN FROM BGS WEBSITE (ACCESSED 03/03/22).

RISK ID:	RISK:	SEVERITY:	MITIGATION ACTION:
1.	ASBESTOS – UNITS 4 AND 10 OF AYLESHAM CENTRE IDENTIFIED AS HAVING ASBESTOS CONTAINING MATERIALS. IDENTIFIED IN TETA CONSULTING ASBESTOS REPORT (09/2019) – APPENDIX OF DELTA SIMONS PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT (02/2021)(02/2021)	HIGH	SPECIALIST TO CARRY OUT AN ASBESTOS SURVEY AND PROPOSE DETERMINE AN ASBESTOS REMOVAL STRATEGY TO BE INCORPORATED INTO THE DEMOLITION PHASE.
2.	BOREHOLES SUNK IN 1993 AND 1950s MAY REMAIN INSTU	HIGH	EXISTING CONDITION TO BE INVESTIGATED AS PART OF SITE INVESTIGATION SCOPE. MAY REQUIRE TO INFILLING AND CAPPING SUBJECT TO AGREEMENT WITH EA.
3.	GROUND CONTAMINATION SUCH AS HYDROCARBONS, PAH, PCBs, METALS AND ASBESTOS WITHIN UNDERLYING SOILS. LIKELY BURED TANKS ON EXISTING PETROL FILLING SITE. POSSIBLE BURED TANKS REMAIN FROM HISTORICAL USE (INDUSTRIAL/COMMERCIAL BUILDINGS OF UNSPECIFIED USE, PECKHAM BUS GARAGE, DRY CLEANERS AND ELECTRICITY SUBSTATION)	MODERATE	GEOTECHNICAL AND GEOTECHNICAL SURVEYS AND FINDING REPORTS TO BE COMMISSIONED. ALL SUBCONTRACTORS INVOLVED WITH GROUND WORKS TO PROVIDE METHOD STATEMENTS DEMONSTRATING UNDERSTANDING OF, & COMPLIANCE WITH, MEASURES OUTLINED IN SOIL REPORT AND USE OF APPROPRIATE PPE. POSSIBLE FURTHER SOIL TESTING AS NECESSARY.
4.	UNEXPLODED ORDNANCE (UXO) – PREVIOUS DESK STUDY REPORTS IDENTIFY THAT HISTORICAL MAPPING INDICATES THAT RUINS WERE PRESENT IN THE NORTH AND NORTHWEST OF THE SITE, LIKELY FROM WWI.	HIGH	A FULL UXO SURVEY FOR THE SITE IS REQUIRED TO DETERMINE THE RISKS AND CONTROLS REQUIRED FOR THE CONSTRUCTION STAGE. THERE MAY BE A REQUIREMENT FOR A WATCHING BRIEF AND UXO PROTECTION PLAN DURING THE CONSTRUCTION STAGE.
5.	EXISTING BELOW GROUND STRUCTURES INCLUDING THE AYLESHAM CENTRE'S EXISTING BASEMENT TO THE NORTH-WEST OF SITE, PLUS WE UNDERSTAND SMO. BELOW GROUND TANKS FOR THE PFS. DESK STUDY IDENTIFIES HISTORICAL UNDERGROUND STRUCTURES THAT MAY STILL EXIST OR PARTIALLY EXIST, SUCH AS PECKHAM BUS GARAGE BASEMENT, SEMI-SUBMERGED BOILER HOUSE AND OIL STEEL TANKS.	HIGH	INDICATIVE LOCATIONS OF HISTORIC STRUCTURES PLOTTED ON SITE CONSTRAINTS PLAN. EXISTING SURVEY INFORMATION TO BE COLLECTED AND OVERLAIN DEMO SCOPE TO INCLUDE BELOW GROUND STRUCTURES.
6.	PHASING OF WORKS – PHASE 1 WORKS TO BE ADJACENT TO A LIVE SUPERMARKET AND CAR PARK.	HIGH	SEQUENCING OF WORKS TO BE CAREFULLY REVIEWED AND PLANNED. SUFFICIENT CLEAR WIDTH TO BE INCORPORATED FOR SHOPPING CENTRE AND TEMPORARY CAR PARK.
7.	PHASE 2 EXISTING BASEMENT – ADJUSTMENTS TO RETENTION SYSTEM OF PUBLIC HIGHWAYS	HIGH	DEMOLITION OF EXISTING RYE LANE SUPERSTRUCTURE AND BASEMENT TO ENSURE HIGHWAY NOT IMPACTED DURING WORKS. BASEMENT INFILL DETAILS TO BE DEVELOPED. EXISTING STRUCTURE SURVEY TO BE PROVIDED TO DEMOLITION CONTRACTOR FOR INCORPORATION INTO DEMOLITION STRATEGY.
8.	DAMAGE TO HIGHWAYS DURING WORKS	HIGH	BASEMENT TO BE DESIGNED TO RETAIN PUBLIC HIGHWAY. AP TO BE AGREED WITH HIGHWAYS / TfL REGARDS THE EXISTING BUS STATION.
9.	PARTY WALLS – WILL IMPACT DEMOLITION STRATEGY AND PROPOSED SUBSTRUCTURE DESIGN. VIBRATION/MOVEMENT MONITORING MAY BE REQUIRED.	MODERATE	PARTY WALL SURVEYOR TO CONFIRM LOCATIONS WHERE PWA WILL BE REQUIRED. MAX/SPMM TO PRODUCE. SECTIONS TO BE SUBMITTED TO SURVEYORS.
10.	EXISTING BELOW GROUND SERVICES INCLUDING EXISTING SUBSTATION	HIGH	EXISTING SERVICES TO BE SURVEYED PRIOR TO COMMENCEMENT OF WORKS. SERVICE STOPPING UP AND DIVERSION AGREEMENTS PRIOR TO WORKS.
11.	ARCHAEOLOGY	MODERATE /LOW	DESK STUDY REPORT BY COLTSWOLD ARCHAEOLOGY SUGGESTS MONITORING OF GEOTECHNICAL INVESTIGATIONS AND SUBSEQUENT TRAIL TRENCHING MAY BE REQUIRED.
12.	EXISTING TREES WITH TREE PROTECTION ORDERS (TPOs) IDENTIFIED BOTH ALONG THE SOUTH BOUNDARY OF SITE AND INSET WITHIN THE CURRENT CAR PARK	MODERATE	TREE PROTECTION ZONES TO BE CONFIRMED BY LANDSCAPE ARCHITECT/ARBORICULTURIST. WILL LIKELY IMPACT SUBSTRUCTURE AND BELOW GROUND SERVICES. CONTRACTOR TO ENSURE PROTECTION DURING CONSTRUCTION.
13.	EXISTING NORTHERN RETAINING WALL BETWEEN CAR PARK AND BUS STATION	HIGH	SITE SURVEY AND TRAIL PITS TO DETERMINE RETAINING WALL CAPACITY TO DETERMINE ALLOWABLE SURCHARGE DURING EARLY CONSTRUCTION WORKS PRIOR TO BASEMENT EXCAVATION. PROPOSED LEVELS ASSESSMENT AGAINST PILE NAT LEVEL TO DETERMINE WHETHER RETAINED HEIGHT COULD BE REDUCED PRIOR TO BASEMENT RETAINING WALL WORKS.

LEGEND:

NOTE: THE DIFFERENT COLOURS DETERMINE WHEN STRUCTURES WERE FIRST IDENTIFIED ON HISTORIC MAPS.

- 1896 ONWARDS.
- 1916 ONWARDS
- 1953 ONWARDS
- 1985 ONWARDS
- 2003 ONWARDS
- 2022 (LATEST SURVEY INFORMATION)

Rev.	Date	By	Details Of Revision
P01	05.01.24	ASM	FIRST ISSUE

Client

BERKELEY HOMES

Project

AYLESHAM CENTRE

Title

SITE CONSTRAINTS HISTORICAL BUILDINGS

Structural and Civil Engineers

WALSH

The Clove Building
4 Maguire Street
London SE1 2NG
t: +44(0)20 7889 6800
e: london@walsh.co.uk
walsh.co.uk

Status

PRELIMINARY

Drawn	ASM	As	As	As	As	As	As
Date	11/24/23	Eng.	AF	Chk.	AF	App'd.	GJ
WA Ref.	2809	Subsity.					

ACTUAL DIMENSIONS = 80mm

Drawing No.

5609-WAL-ZZ-SW-DR-S-6012

Rev.

P01



CONSTRAINTS PROPOSED BUILDINGS

C.D.M.
SIGNIFICANT RISKS AND HAZARDS: REFER TO WALSH CDM REGISTER
KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS: -

- Notes**
1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METRES.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.
 3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
 4. SITE BOUNDARY TAKEN FROM DRWMS SITE CONSTRAINTS PLAN PDF. TO BE CONFIRMED VIA DWG.
 5. TOPOGRAPHICAL SURVEY INFORMATION TAKEN FROM MICHAEL GALLIE AND PARTNERS REFERENCE 10042-03 TO 05.
 6. PECKHAM BUS GARAGE INFORMATION INFERRED FROM CONCRETE & CONSTRUCTIONAL ENGINEERING JOURNAL SEPT 1952 E.G.
 7. BOREHOLE INFORMATION TAKEN FROM BGS WEBSITE (ACCESSED 03/03/22).

RISK ID:	RISK:	SEVERITY:	MITIGATION ACTION:
1.	ASBESTOS - UNITS 4 AND 10 OF AYLESHAM CENTRE IDENTIFIED AS HAVING ASBESTOS CONTAINING MATERIALS. IDENTIFIED IN TETRA CONSULTING ASBESTOS REPORT (09/2019) - APPENDIX OF DELTA SIMONS PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT (02/2021/02/2021)	HIGH	SPECIMIST TO CARRY OUT AN ASBESTOS SURVEY AND PROPOSE DETERMINE AN ASBESTOS REMOVAL STRATEGY TO BE INCORPORATED INTO THE DEMOLITION PHASE.
2.	BOREHOLES SUNK IN 1893 AND 1950s MAY REMAIN INSITU	HIGH	EXISTING CONDITION TO BE INVESTIGATED AS PART OF SITE INVESTIGATION SCOPE. MAY REQUIRE TO INFILLING AND CAPPING SUBJECT TO AGREEMENT WITH EA.
3.	GROUND CONTAMINATION SUCH AS HYDROCARBONS, PAH, PCBs, METALS AND ASBESTOS WITHIN UNDERLYING SOILS. LIKELY BURIED TANKS ON EXISTING PETROL FILLING SITE. POSSIBLE BURIED TANKS REMAIN FROM HISTORICAL USE (INDUSTRIAL/COMMERCIAL BUILDINGS OF UNSPECIFIED USE, PECKHAM BUS GARAGE, DRY CLEANERS AND ELECTRICITY SUBSTATION)	MODERATE	GEOTECHNICAL AND GEOTECHNICAL SURVEYS AND FINDING REPORTS TO BE COMMISSIONED. ALL SUBCONTRACTORS INVOLVED WITH GROUND WORKS TO PROVIDE METHOD STATEMENTS DEMONSTRATING UNDERSTANDING OF, & COMPLIANCE WITH, MEASURES OUTLINED IN SWH REPORT AND USE OF APPROPRIATE PPE. POSSIBLE FURTHER SOIL TESTING AS NECESSARY.
4.	UNEXPLODED ORDNANCE (UXO) - PREVIOUS DESK STUDY REPORTS IDENTIFY THAT HISTORICAL MAPPING INDICATES THAT RUINS WERE PRESENT IN THE NORTH AND NORTHWEST OF THE SITE, LIKELY FROM WWI.	HIGH	A FULL UXO SURVEY FOR THE SITE IS REQUIRED TO DETERMINE THE RISKS AND CONTROLS REQUIRED FOR THE CONSTRUCTION STAGE. THERE MAY BE A REQUIREMENT FOR A WATCHING BRIEF AND UXO PROTECTION PLAN DURING THE CONSTRUCTION STAGE.
5.	EXISTING BELOW GROUND STRUCTURES INCLUDING THE AYLESHAM CENTRE'S EXISTING BASEMENT TO THE NORTH-WEST OF SITE, PLUS WE UNDERSTAND SMO, BELOW GROUND TANKS FOR THE PFS. DESK STUDY IDENTIFIES HISTORICAL UNDERGROUND STRUCTURES THAT MAY STILL EXIST OR PARTIALLY EXIST, SUCH AS PECKHAM BUS GARAGE BASEMENT, SEM-SUBMERGED BOILER HOUSE AND OIL STEEL TANKS.	HIGH	INDICATIVE LOCATIONS OF HISTORIC STRUCTURES PLOTTED ON SITE CONSTRAINTS PLAN. EXISTING SURVEY INFORMATION TO BE COLLECTED AND OVERLAIN. DEMO SCOPE TO INCLUDE BELOW GROUND STRUCTURES
6.	PHASING OF WORKS - PHASE 1 WORKS TO BE ADJACENT TO A LIVE SUPERMARKET AND CAR PARK	HIGH	SEQUENCING OF WORKS TO BE CAREFULLY REVIEWED AND PLANNED. SUFFICIENT CLEAR WIDTH TO BE INCORPORATED FOR SHOPPING CENTRE AND TEMPORARY CAR PARK.
7.	PHASE 2 EXISTING BASEMENT - ADJUSTMENTS TO RETENTION SYSTEM OF PUBLIC HIGHWAYS	HIGH	DEMOLITION OF EXISTING RYE LANE SUPERSTRUCTURE AND BASEMENT TO ENSURE HIGHWAY NOT IMPACTED DURING WORKS. BASEMENT INFILL DETAILS TO BE DEVELOPED. EXISTING STRUCTURE SURVEY TO BE PROVIDED TO DEMOLITION CONTRACTOR FOR INCORPORATION INTO DEMOLITION STRATEGY.
8.	DAMAGE TO HIGHWAYS DURING WORKS	HIGH	BASEMENT TO BE DESIGNED TO RETAIN PUBLIC HIGHWAY. AP TO BE AGREED WITH HIGHWAYS / TFL REGARDS THE EXISTING BUS STATION.
9.	PARTY WALLS - WILL IMPACT DEMOLITION STRATEGY AND PROPOSED SUBSTRUCTURE DESIGN, VIBRATION/MOVEMENT MONITORING MAY BE REQUIRED.	MODERATE	PARTY WALL SURVEYOR TO CONFIRM LOCATIONS WHERE PWA WILL BE REQUIRED. WALL/DRAWN TO PRODUCE SECTIONS TO BE SUBMITTED TO SURVEYORS.
10.	EXISTING BELOW GROUND SERVICES INCLUDING EXISTING SUBSTATION	HIGH	EXISTING SERVICES TO BE SURVEYED PRIOR TO COMMENCEMENT OF WORKS. SERVICE STOPPING UP AND DIVERSION AGREEMENTS PRIOR TO WORKS.
11.	ARCHAEOLOGY	MODERATE /LOW	DESK STUDY REPORT BY COLTONWOLD ARCHAEOLOGY SUGGESTS MONITORING OF GEOTECHNICAL INVESTIGATIONS AND SUBSEQUENT TRAIL TRENCHING MAY BE REQUIRED.
12.	EXISTING TREES WITH TREE PROTECTION ORDERS (TPOs) IDENTIFIED BOTH ALONG THE SOUTH BOUNDARY OF SITE AND INSET WITHIN THE CURRENT CAR PARK	MODERATE	TREE PROTECTION ZONES TO BE CONFIRMED BY LANDSCAPE ARCHITECT/ARBOCULTURIST. WILL LIKELY IMPACT SUBSTRUCTURE AND BELOW GROUND SERVICES. CONTRACTOR TO ENSURE PROTECTION DURING CONSTRUCTION.
13.	EXISTING NORTHERN RETAINING WALL BETWEEN CAR PARK AND BUS STATION	HIGH	SITE SURVEY AND TRIAL PITS TO DETERMINE RETAINING WALL CAPACITY TO DETERMINE ALLOWABLE SURCHARGE DURING EARLY CONSTRUCTION WORKS PRIOR TO BASEMENT EXCAVATION. PROPOSED LEVELS ASSESSMENT AGAINST PILE MAT LEVEL TO DETERMINE WHETHER RETAINED HEIGHT COULD BE REDUCED PRIOR TO BASEMENT RETAINING WALL WORKS.

LEGEND:

- MORRISONS & AYLESHAM CENTRE AREAS.
- EXISTING RIGHTS OF WAY/SERVICE AREAS
- AREAS WITH ASBESTOS CONTAINING MATERIALS, IDENTIFIED IN TETRA CONSULTING ASBESTOS REPORT (09/2019) - APPENDIX OF DELTA SIMONS PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT (02/2021)
- HISTORICAL LISTED BUILDINGS
- HISTORICAL BUILDINGS
- EXISTING TREES WITH TREE PROTECTION ORDER (TPO)

PO1 05.01.24 ASM FIRST ISSUE

Rev. Date By Details of Revision

Client

BERKELEY HOMES

Project

AYLESHAM CENTRE

Title

SITE CONSTRAINTS PROPOSED BUILDINGS

Structural and Civil Engineers

The Clove Building
4 Maguire Street
London SE1 2NG
t: +44(0)20 7889 6800
e: london@walsh.co.uk
walsh.co.uk

Station

PRELIMINARY

Drawn: ASM

Date: 11/27/23

WA Ref.: 5609

As Scales

Emp. AF

As Indicated

Calc. AF

App'd. GJ

Subtitled.

Actual Dimensions = 80mm

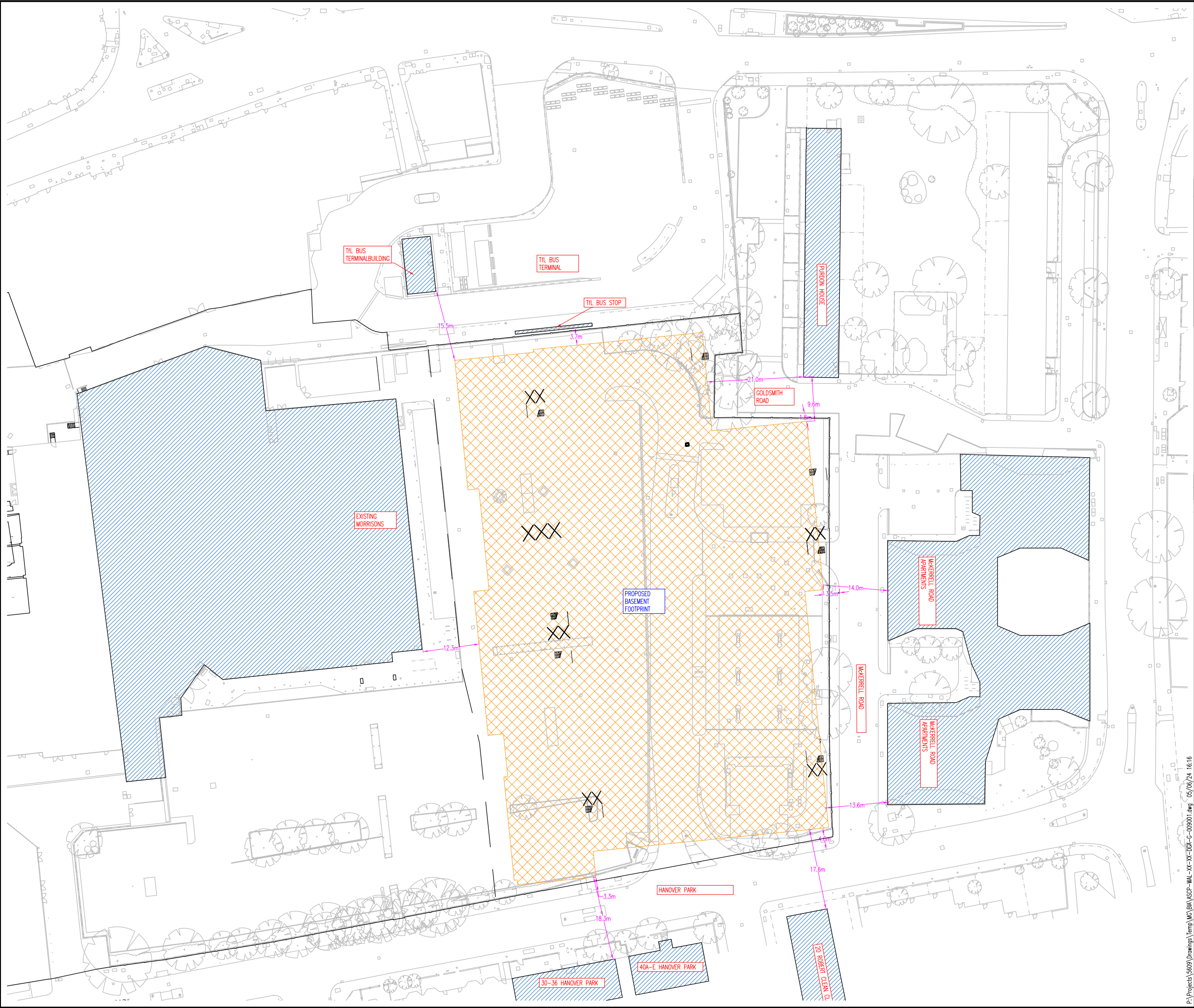
Drawing No.

5609-WAL-ZZ-SW-DR-S-6013

Rev.

PO1

Appendix B Ground Movement Assessment Drawings



Notes

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND LEVELS IN METRES.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.

3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

P02

05/06/24

MG

BASEMENT PLAN UPDATED

P01

26/04/24

MG

FIRST ISSUE

Rev.

Date

By

Details Of Revision

Client

BERKELEY HOMES

Project

THE AYLESHAM CENTRE

Title

GROUND MOVEMENT ASSESSMENT CONSTRAINTS

W

WALSH

Structural and Civil Engineers

The Clove Building
4 Maguire Street
London SE1 2NQ
t: +44(0)20 7089 6800
e: london@walsh.co.uk
walsh.co.uk

Status

PRELIMINARY

Drawn

MG

A3 Scales

NTS

Date

26/04/24

Eng.

MG

Chk.

RB

App'd.

RB

WA Ref.

5609

Suitability

FOR INFO

ACTUAL DIMENSION = 50mm

Drawing No.

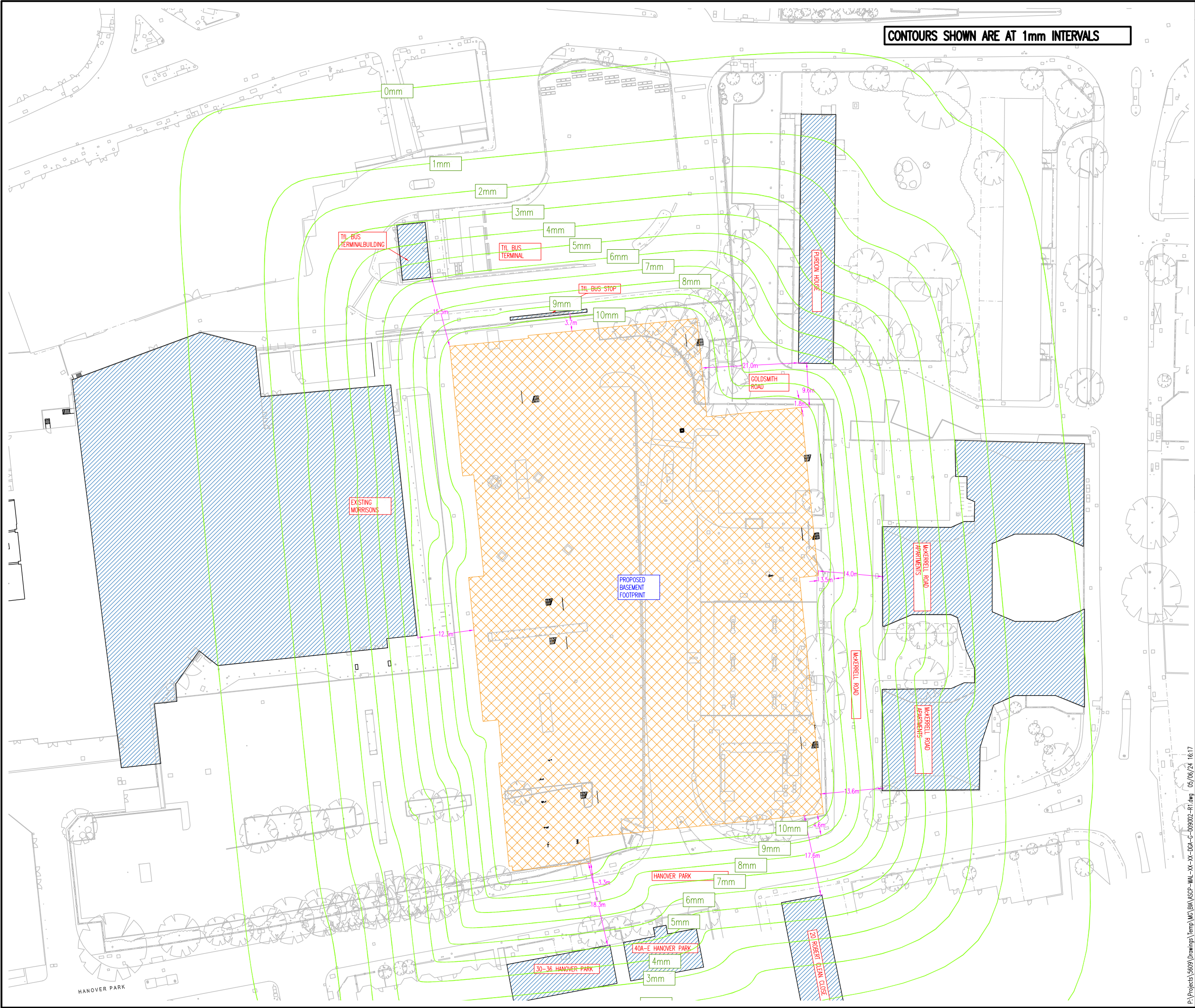
ASCP-WAL-XX-XX-DGA-G-009001

Rev.

P02

PA\Projects\5609 Drawings\Temp\MG\BA\ASCP-WAL-XX-XX-DGA-G-009001.dwg

05/06/24 16:16



CONTOURS SHOWN ARE AT 1mm INTERVALS

Notes

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND LEVELS IN METRES.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.

3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

P02	05.06.24	MG	BASEMENT PLAN UPDATED
P01	26/04/24	MG	FIRST ISSUE

Rev.	Date	By	Details Of Revision
Client			
BERKELEY HOMES			
Project			
THE AYLESHAM CENTRE			
Title			
INSTALLATION STAGE GROUND MOVEMENT CONTOURS			



Structural and Civil Engineers

The Clove Building
4 Maguire Street
London SE1 2NQ
t: +44(0)20 7089 6800
e: london@walsh.co.uk

walsh.co.uk

Status

PRELIMINARY

Drawn	MG	A3 Scales	NTS
Date	26/04/24	Eng.	MG
WA Ref.	5609	Chk.	RB
		App'd.	RB
		Suitbty	FOR INFO

ACTUAL DIMENSION = 50mm

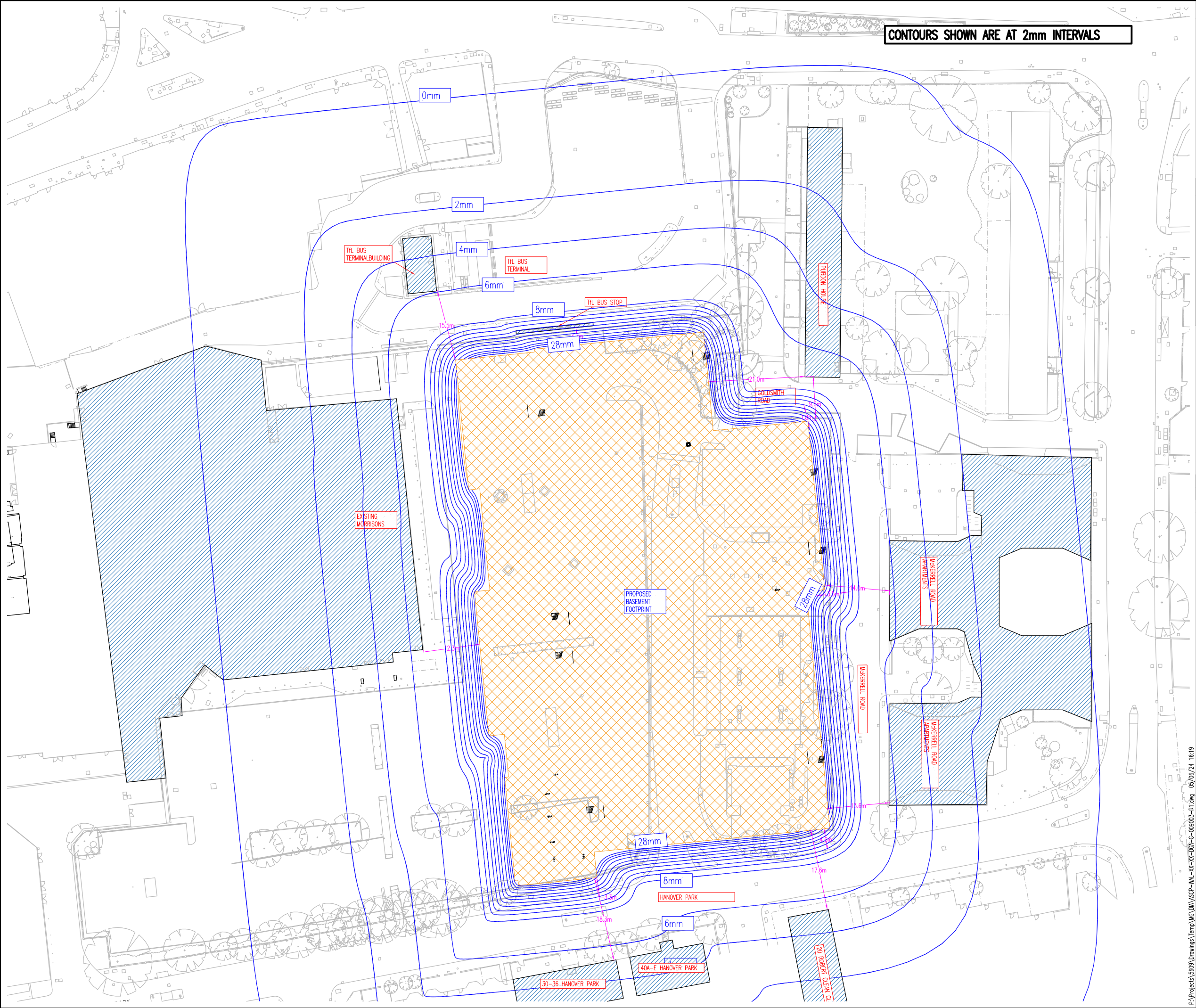
Drawing No.

Rev.

ASCP-WAL-XX-XX-DGA-G-009002

P02

PA\Projects\5609 Drawings\Temp\MG\BA\ASCP-WAL-XX-XX-DGA-G-009002-RT.dwg 05/06/24 16:17



CONTOURS SHOWN ARE AT 2mm INTERVALS

Notes

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND LEVELS IN METRES.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.

3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

P02

05.06.24

MG

BASEMENT UPDATE

P01

26/04/24

MG

FIRST ISSUE

Rev.

Date

By

Details Of Revision

Client

BERKELEY HOMES

Project

THE AYLESHAM CENTRE

Title

INSTALLATION AND DEFLECTION
GROUND MOVEMENT CONTOURS

W

WALSH

Structural and Civil Engineers

The Clove Building
4 Maguire Street
London SE1 2NQ
t: +44(0)20 7089 6800
e: london@walsh.co.uk
walsh.co.uk

Status

PRELIMINARY

Drawn

MG

A3 Scales

NTS

Date

26/04/24

Eng.

MG

Chk.

RB

App'd.

RB

WA Ref.

5609

Suitability

FOR INFO

ACTUAL DIMENSION = 50mm

Drawing No.

Rev.

ASCP-WAL-XX-XX-DGA-G-009003

P02

P:\Projects\5609 Drawings\Temp\MG\BA\ASCP-WAL-XX-XX-DGA-G-009003-01.dwg

05/06/24 16:19



Contact

Walsh - Structural, Civil & Geotechnical Engineers

London Office

The Clove Building
4 Maguire Street
London, SE1 2NQ

+44 (0)20 7089 6800

Birmingham Office

156 Great Charles Street
Birmingham
B3 3HN

+44 (0)121 281 9681

contact@walsh.co.uk

www.walsh.co.uk

