

1.32 Landscape Character Areas

1.32.1 Peckham Yards - Programme

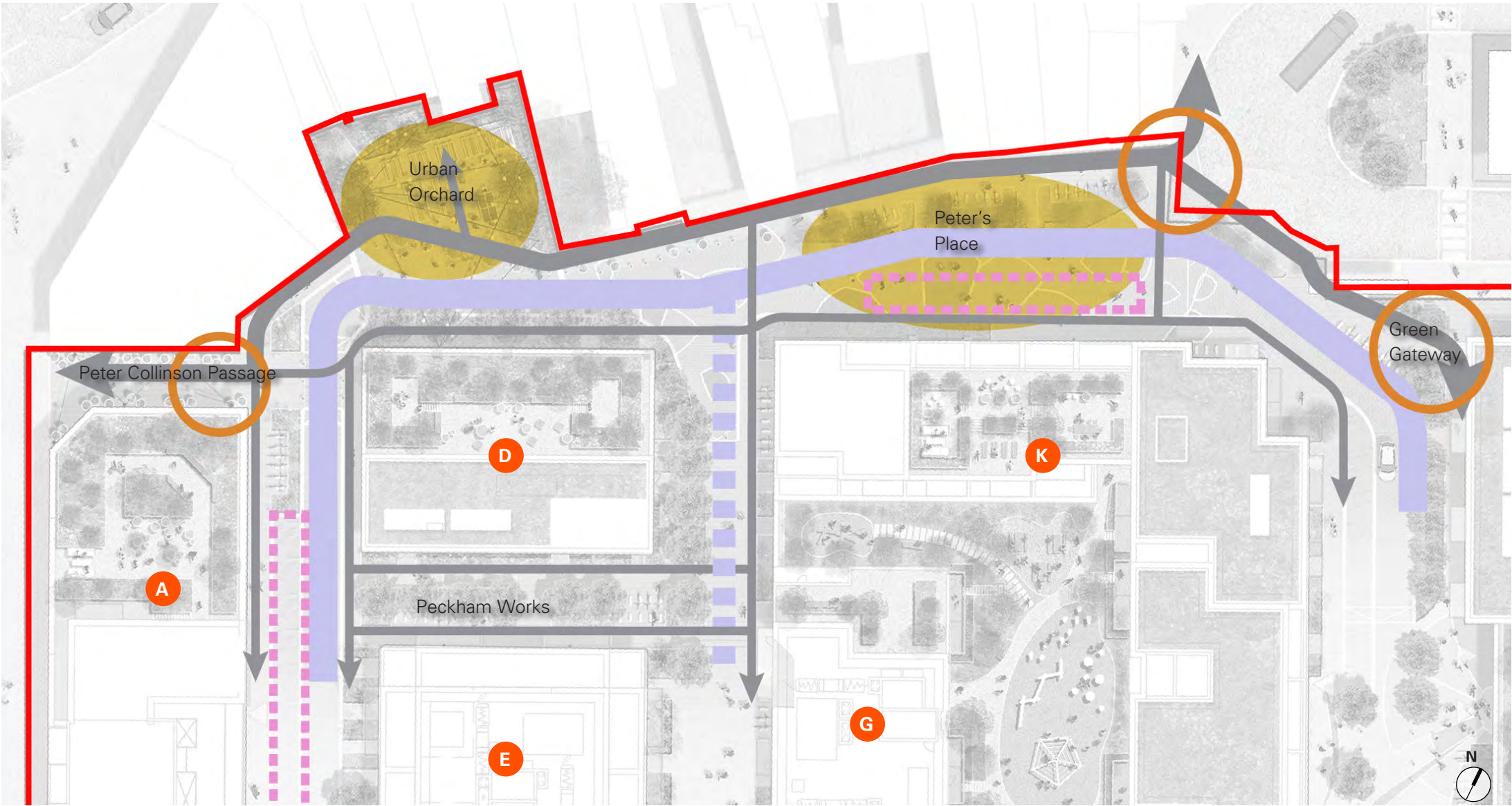
Peckham Yards is a vibrant & fun social space for the community, workers, residents, and visitors to the area. Its flexibility for events as well as art integration makes it a memorable space that is very much of the urban character of Peckham.

Careful consideration of the uses of each space in conjunction with the ground floor of the buildings has led to the following uses being highlighted this character area:

- Flexible seating opportunities both for social gathering and events along with places to rest on key routes
- Extension of work and leisure uses into the spaces
- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked



Location Plan



Key

- Key Landscape Spaces
- Gateways
- Spill out seating space
- Pedestrian movement
- Service access
- Loading bay
- Building Name



COMMUNITY GATHERINGS



OPPORTUNITIES FOR ART INTEGRATION



FLEXIBLE SOCIAL EVENTS



FOOD & BEVERAGE OFFERINGS

1.33 Landscape Character Areas

1.33.1 Peckham Yards - Landscape Plan

Peckham Yards occupies the northern part of the site interfacing with the rear of the Peckham High Street properties the bus station and providing a sequence of spaces complementing the work and leisure uses in this part of the proposed development.

Peter Collinson passage to the north of building A provides a direct connection from the northern part of Rye Lane and Peckham High Street to the Urban Orchard space which forms a squarish yard type space contained by the site boundary to the backs of Peckham High Street properties and fronted by building D (commercial). To the south of building D a pedestrianised street provides a secondary connection – Peckham Works. Moving east Peter’s Place is a generously proportioned connecting space to the bus station and provides a gateway to the north south connection to the proposed supermarket which lies further south.

Key design characteristics:

- Durable, simple paving with an industrial character
- Bright bold, fun, colours
- Art integration to aid in wayfinding and rooting within the existing urban context of Peckham
- Catenary lighting, and projections to create unique character in the evening hours along with functional lighting to create a safe place.
- Open views provide clear sightlines and legibility
- Climbing plants provide a soft edge to the spaces to the backs of Peckham High Street properties

- 1

Urban Orchard
- 2

Peter Collinson Passage
- 3

Block D Passage
- 4

Peter’s Place
- 5

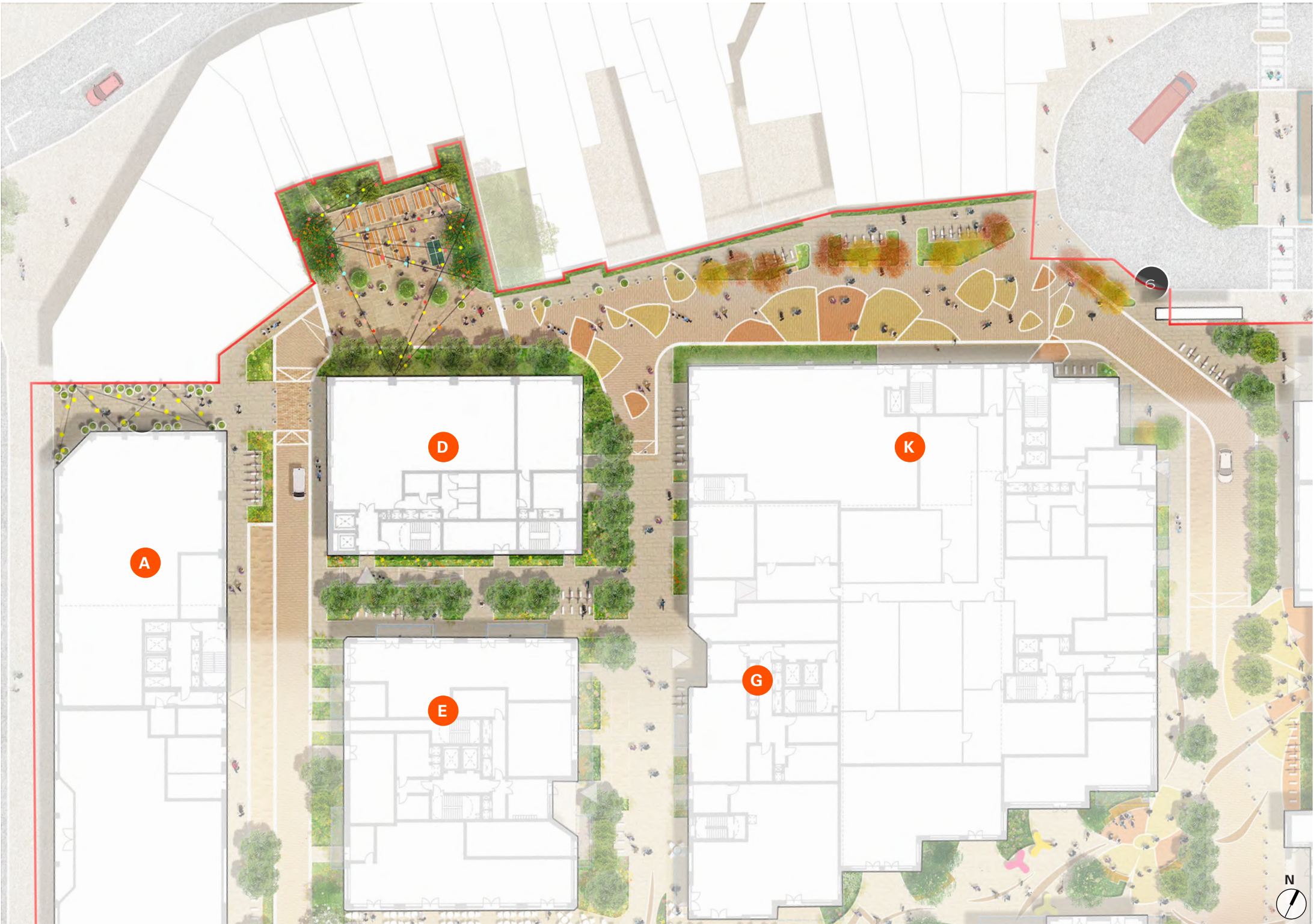
Green Gateway
- 6

Bus Station Connections
- X

Building Name

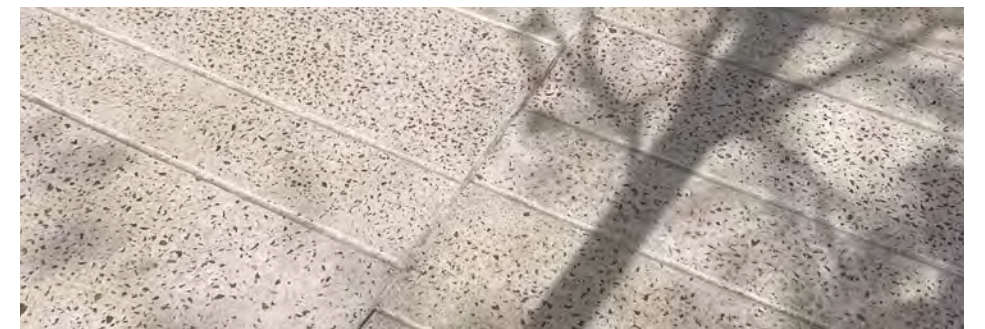


Location Plan



1.34 Landscape Character Areas

1.34.1 Peckham Yards - Mood Images



1.35 Landscape Character Areas

1.35.1 Peckham Yards - Peter Collinson Passage / Urban Orchard / Peckham Works



Location Plan

Peter Collinson Passage is a gateway from Rye Lane and Peckham High Street into Peckham Yards and is designed with catenary lighting and planting in pots to aid wayfinding. The Urban Orchard acts as a unique urban experience where visitors can sit under flowering fruit trees, socialise, and be surrounded by local art complementing the work uses of building D which forms a focal point of the space.

Urban Orchard Characteristics:

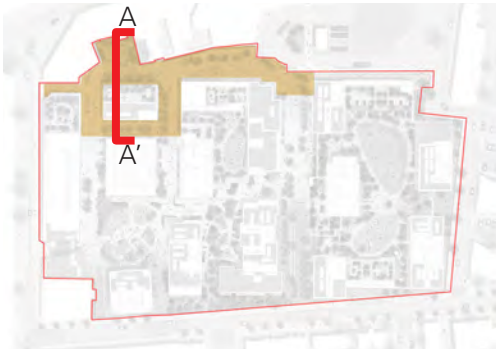
- Picnic style tables and orchard tree planting in raised planters create a casual, welcoming social location framed by climbing plants
- There is an opportunity for bright, fun art interventions on boundary fences engaging local artists
- Catenary lighting & art projections to extend use of the space into the evening hours
- Plants in pots and catenary lighting along Peter Collinson passage to aid in wayfinding
- Flexibility for events is built in with opportunities for coffee carts, food trucks, exhibitions, community events

- 1 Picnic table group seating
- 2 Catenary Lighting
- 3 Biodiverse planting
- 4 Fruit tree planting
- 5 Pots with planting to passage to Rye Lane
- 6 Service access
- 7 Opportunity for social hang out space
- 8 Cycle parking
- 9 Flower motifs within paving design
- X Building Name

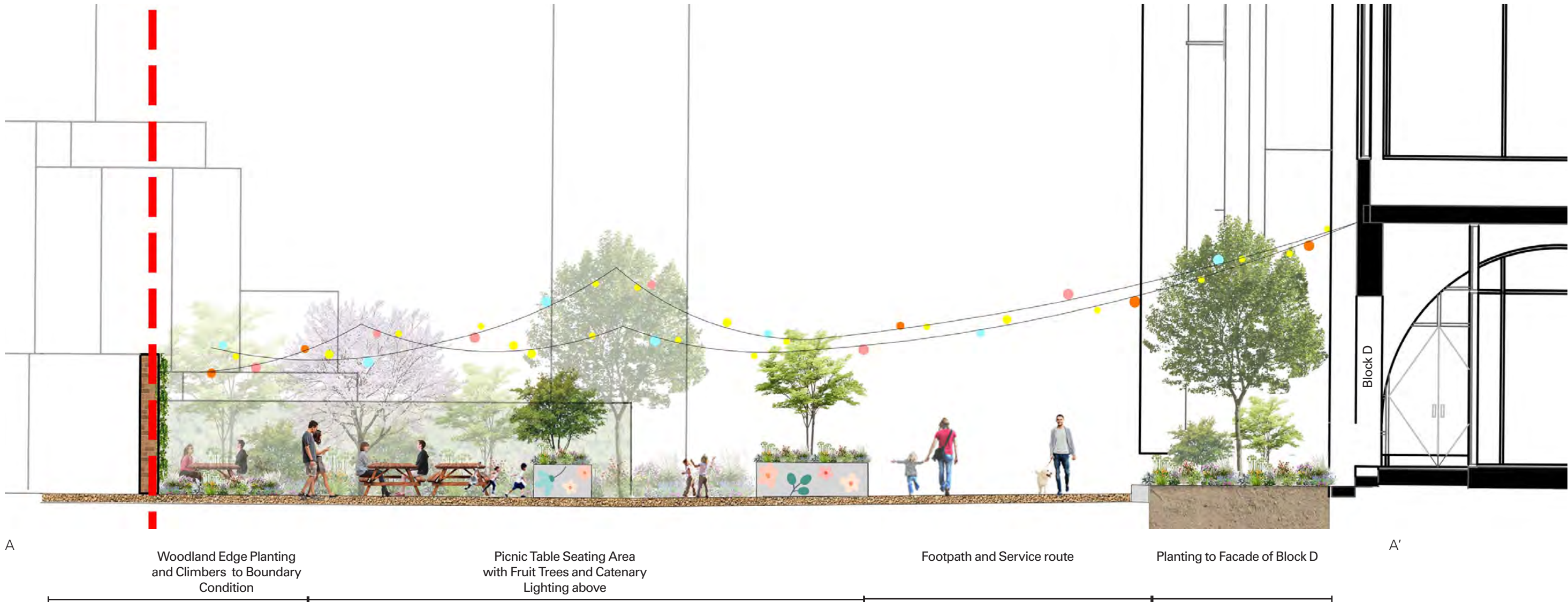


1.36 Landscape Character Areas

1.36.1 Peckham Yards - Peter Collinson Passage / Urban Orchard / Peckham Works



Section Location Plan



1.37 Landscape Character Areas

1.37.1 Peckham Yards - Peter's Place / Green Gateway / Bus Station Connections

Peter's Place provides a transitional space complementing the leisure use in building K. Graphic paving, clear legibility and purposeful seasonal planting provide good connections to the bus station and Peckham High Street beyond with the connection south to the proposed supermarket formed as a green gateway space.

Characteristics:

- Climbing plants to existing boundary fence soften the space and unify the boundary
- Tree species are chosen to have strong autumn colour
- Seamless integration with the bus station levels to design out steps
- Graphic paving patterns reference the botanical history of the site and of Peter Collinson's connection to Peckham

- 1

Seating opportunities
- 2

Cycle parking
- 3

Biodiverse planting
- 4

Tree planting
- 5

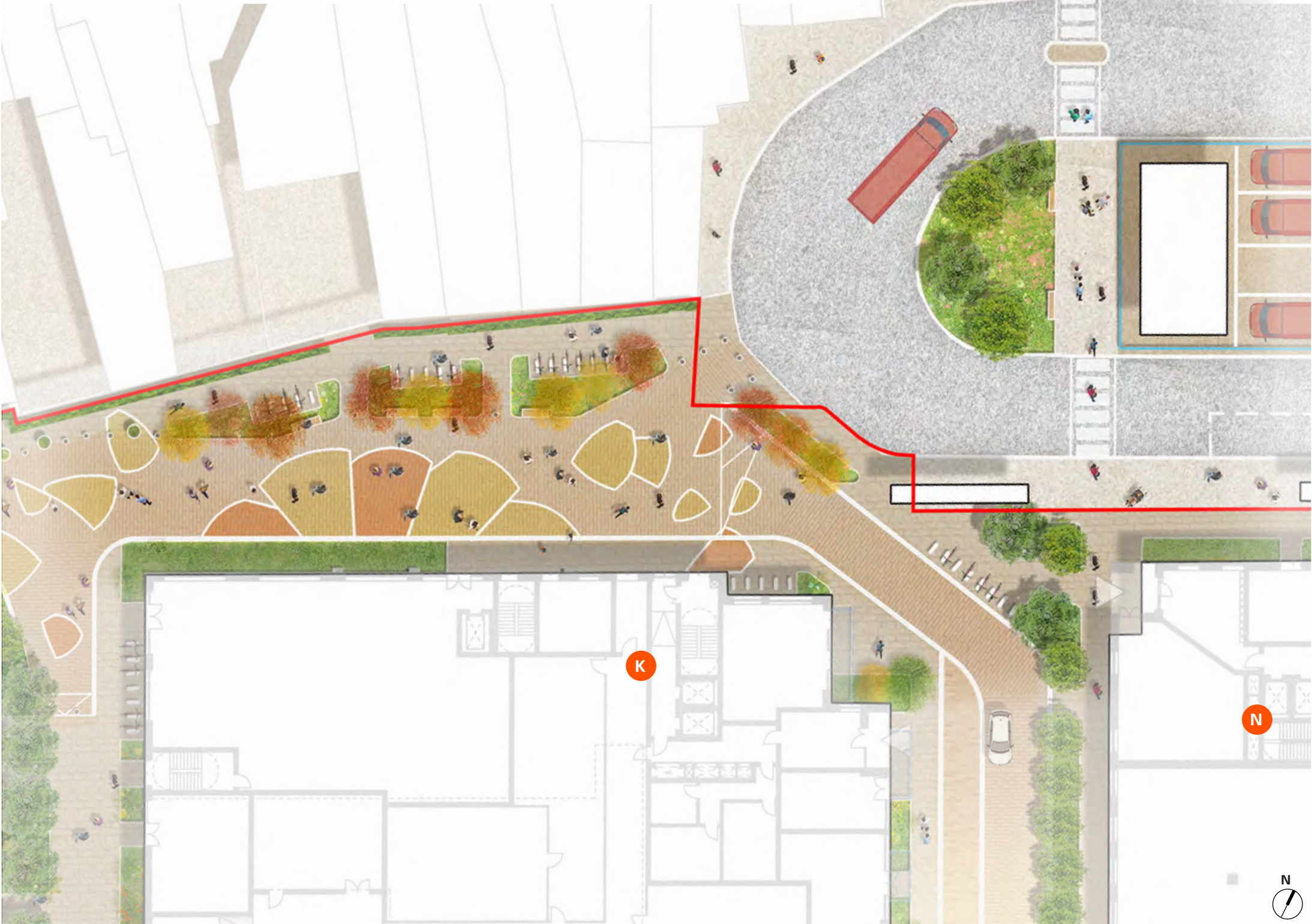
Service access
- 6

Loading bay
- 7

Flower motifs within paving design
- 8

Bus shelter
- X

Building Name



Location Plan



1.38 Landscape Character Areas

1.38.1 Green Links - Landscape Plan

The Green Links act as lush green connectors within the site; these areas are of a street typology with rich planting and spaces for visitors to rest along their journey. Careful consideration of the uses of each space in conjunction with the ground floor of the buildings has led to the following uses being highlighted this character area:

- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

The Green Links are a diverse set of streetscapes linking key spaces in the proposed development and connecting to the site context. Within the western part of the site they form transition spaces with typical street profiles (12m width) with parallel building façades and linear arrangements. The principle north south route through the site past buildings K, J, L, M and N is more generous in width varying from 16mm to 20m.

The green Link character area also covers three important street frontages where the proposed development interfaces with the surrounding context as existing streets. Hanover Park, a broad primarily residential street, Mckerrill Road, a narrow residential street with parking and the bus station interface.

Key design characteristics:

- Existing trees to Hanover Park retained where possible.
- Lush planting palettes are varied to enhance the definition of each space creating a succession of seasonal interest with tree planting being implemented where practical to soften streetscape
- Sight lines are designed to be clear to aid legibility,
- Lighting extends the safe use of the spaces into the hours of darkness

- 1

Seating opportunities
- 2

Cycle parking
- 3

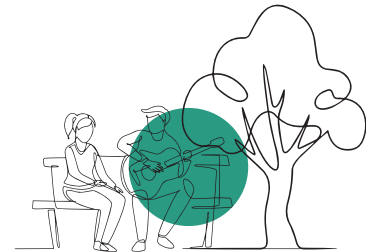
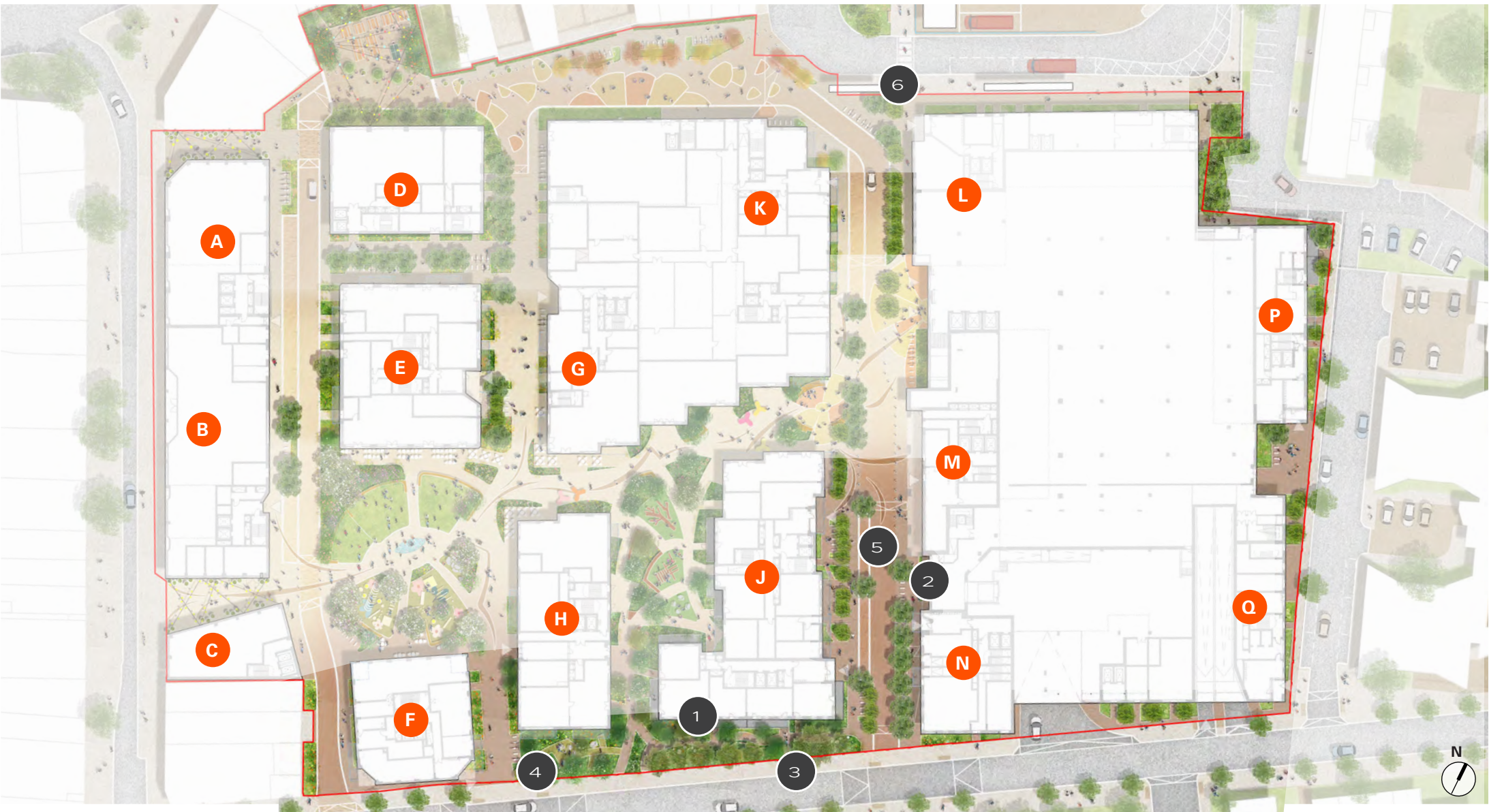
Existing Trees
- 4

Proposed trees & planting
- 5

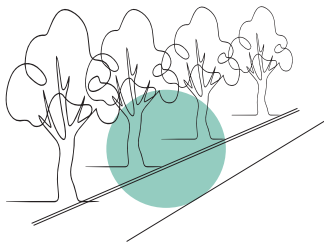
Service access with loading bays & blue badge parking
- 6

Bus shelter
- X

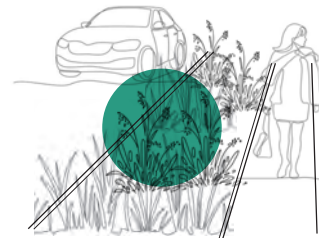
Building Name



Seating opportunities



Street tree planting



Integration of suds planting



Pedestrian environment



Location Plan



1.39 Landscape Character Areas

1.39.1 Green Links - Mood Images

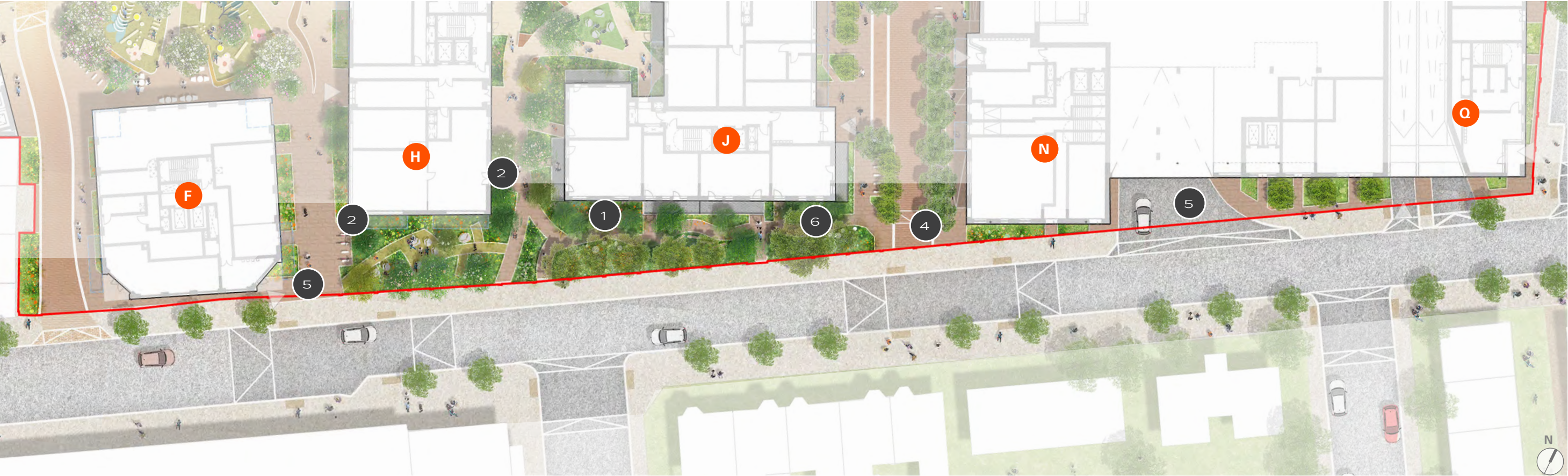


1.40 Landscape Character Areas

1.40.1 Green Links - Hanover Park



Location Plan



Hanover Park is an existing primarily residential street. The northern pavement interfaces with the proposed development and improvements are proposed including providing a generous planted zone between the back of pavement and the building façades which accommodate existing and proposed tree planting with play on the way features among planting.

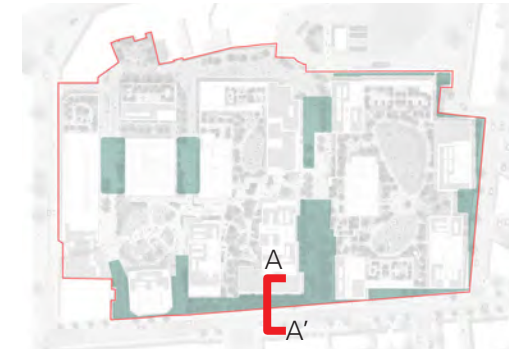
Characteristics

- Existing trees retained where possible and supplemented with new tree planting.
- Secondary pathway serving duplex units with defensible planting to private amenity spaces.
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

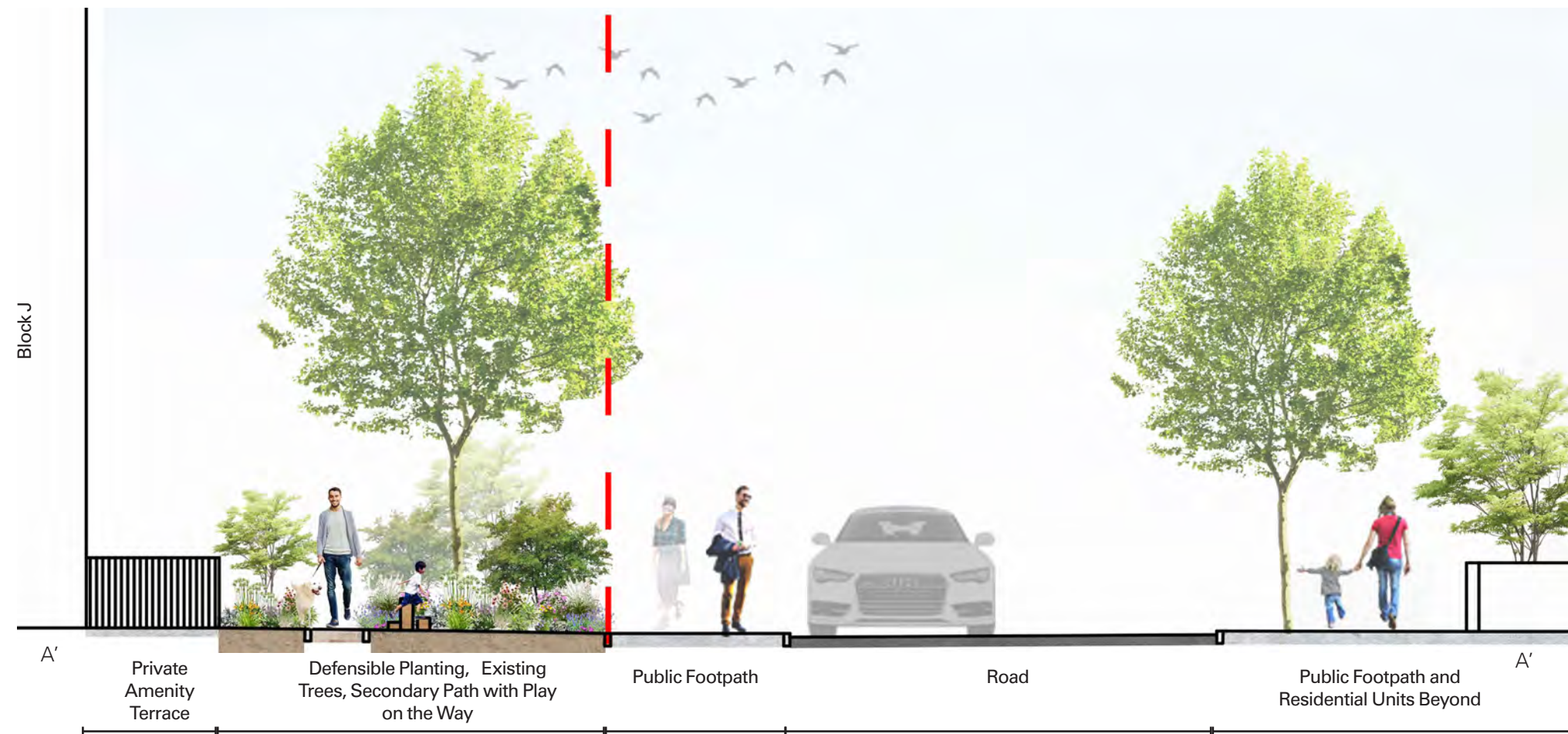
- 1 Seating opportunities
- 2 Cycle parking
- 3 Rain garden planting typology
- 4 Tree planting
- 5 Service access
- 6 Retained existing trees
- 7 Defensible planting to private residential amenity terraces
- X Building Name

1.41 Landscape Character Areas

1.41.1 Green Links - Hanover Park



Section Location Plan



1.42 Landscape Character Areas

1.42.1 Green Links - Supermarket Frontage

The North – South link provides a key connection through the site from the bus station in the north, past the proposed supermarket entrance connecting to Garden Walk and to Hanover Park in the south. The design balances the servicing, loading and blue badge parking requirements with creating a welcoming and attractive pedestrian environment with a strong emphasis on planting.

Characteristics

- Street tree planting where possible with diverse planting below
- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

- 1

Tree planting
- 2

Cycle parking
- 3

Rain garden planting
- 4

Loading bay
- 5

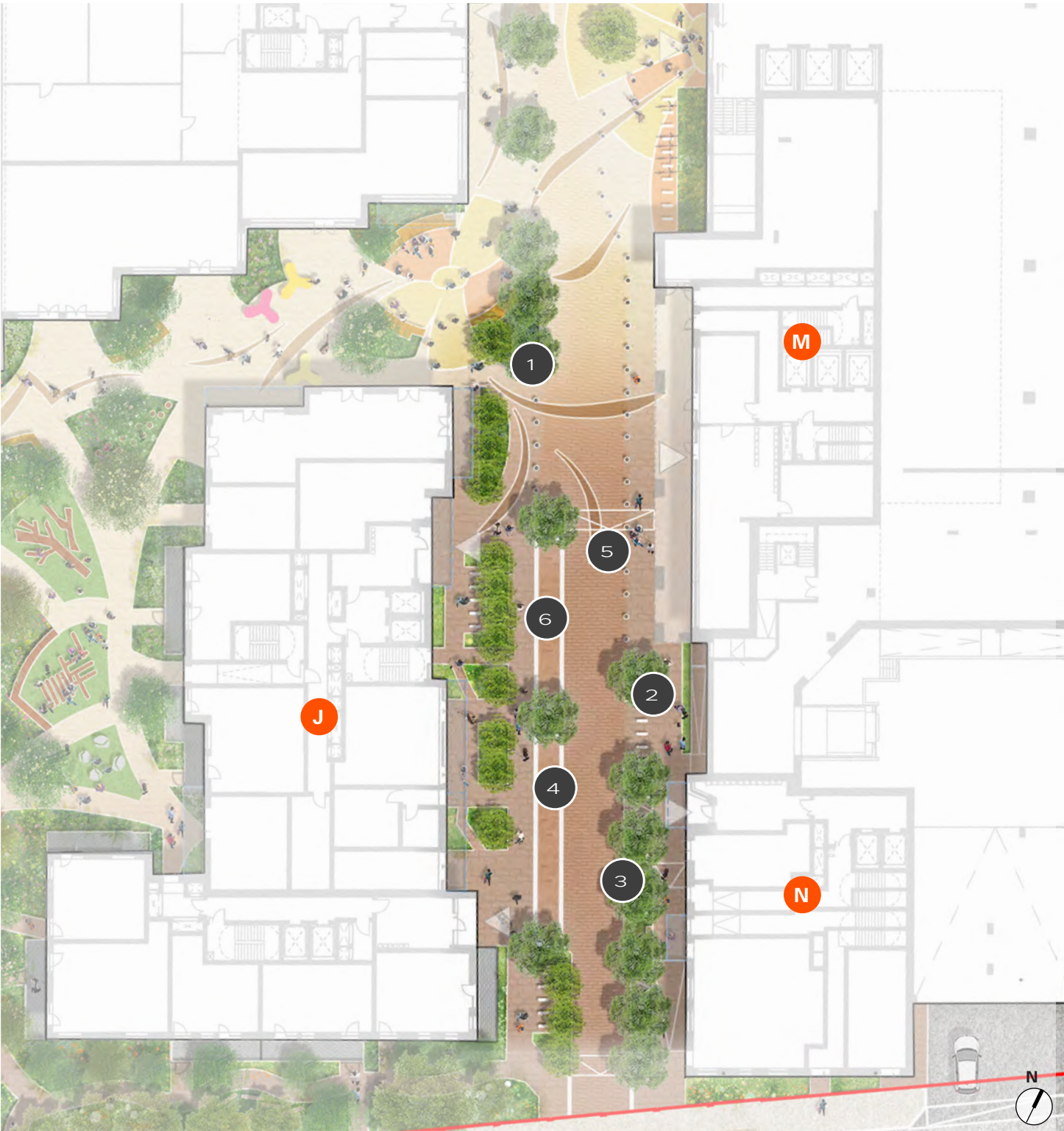
Service access
- 6

Car parking
- X

Building Name

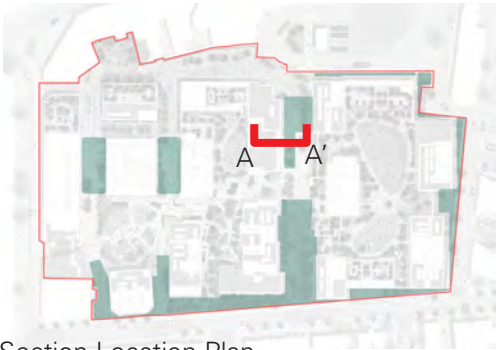


Location Plan



1.43 Landscape Character Areas

1.43.1 Green Links - Supermarket Frontage



Section Location Plan



1.44 Landscape Character Areas

1.44.1 Green Links - Mckerrell Road / Bus Station Interface

The landscape improvements along Mckerrell Road include proposed biodiverse planting and proposed street trees (subject to highways approvals). Cycle parking is also included in close proximity to building entrances. Along the north of Block L, planting has been provided to soften the elevation and provide a green pedestrian experience. The existing retaining wall to the bus station has been removed and the level change has been designed out, allowing for a connection between the facade of Block L and the bus station along with its pedestrian flow, as well to Purdon House in the east.

Characteristics

- Planting to soften building elevations & create green pedestrian environment
- Street tree planting between parking spaces
- Visitor cycle parking close to building entrances
- Defensible planting to private amenity space to duplex units
- Removal of existing retaining wall creating accessible pedestrian access for all

- 1

Defensible planting to private amenity terraces
- 2

Cycle parking
- 3

Biodiverse planting
- 4

Tree planting
- 5

Accessible pedestrian route
- X

Building Name

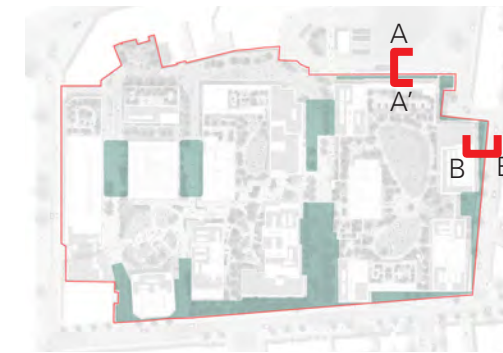


Location Plan

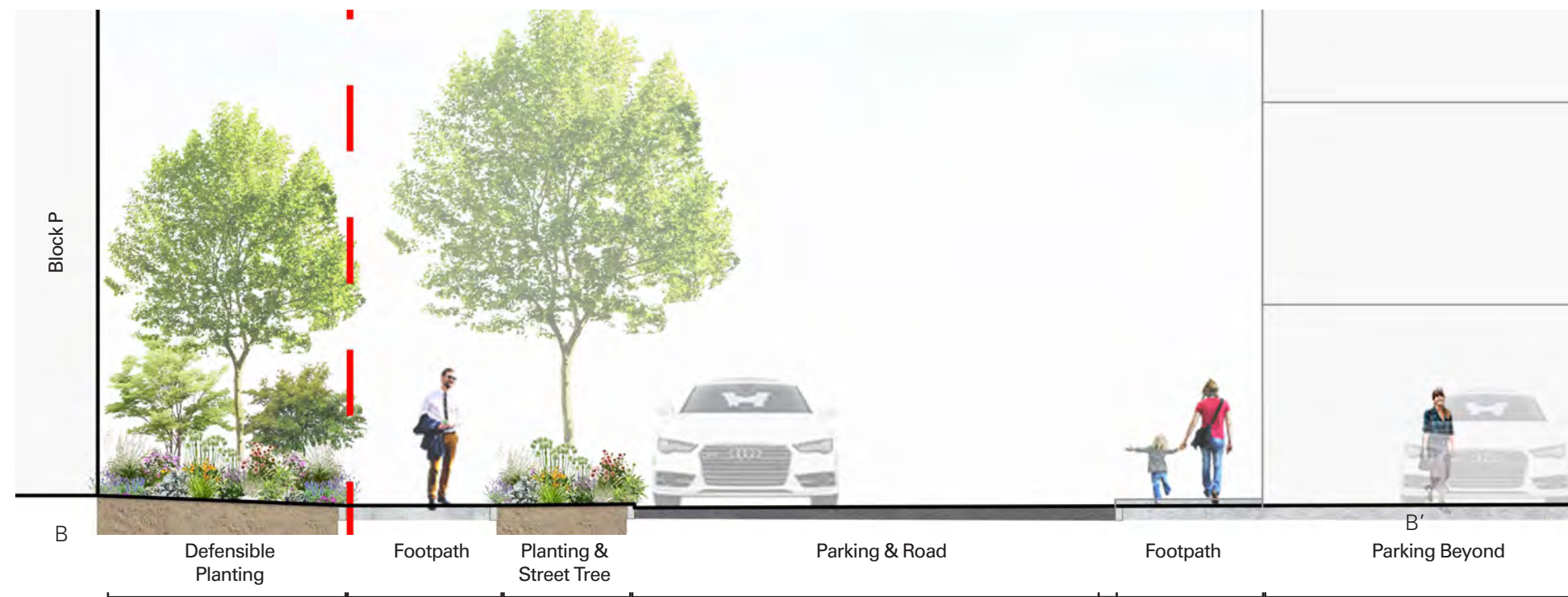
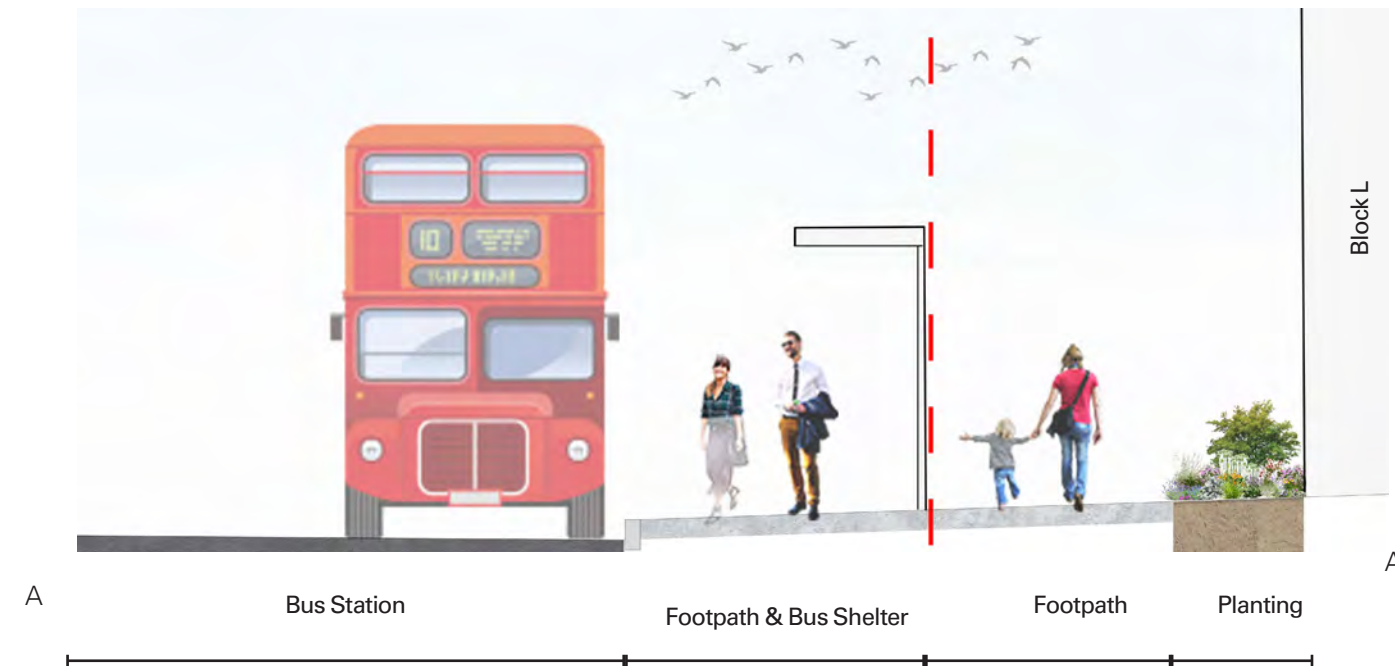


1.45 Landscape Character Areas

1.45.1 Green Links - Mckerrell Road / Bus Station Interface



Section Location Plan



1.46 Landscape Character Areas

1.46.1 Roof Landscapes - Communal & Biodiverse - Programme

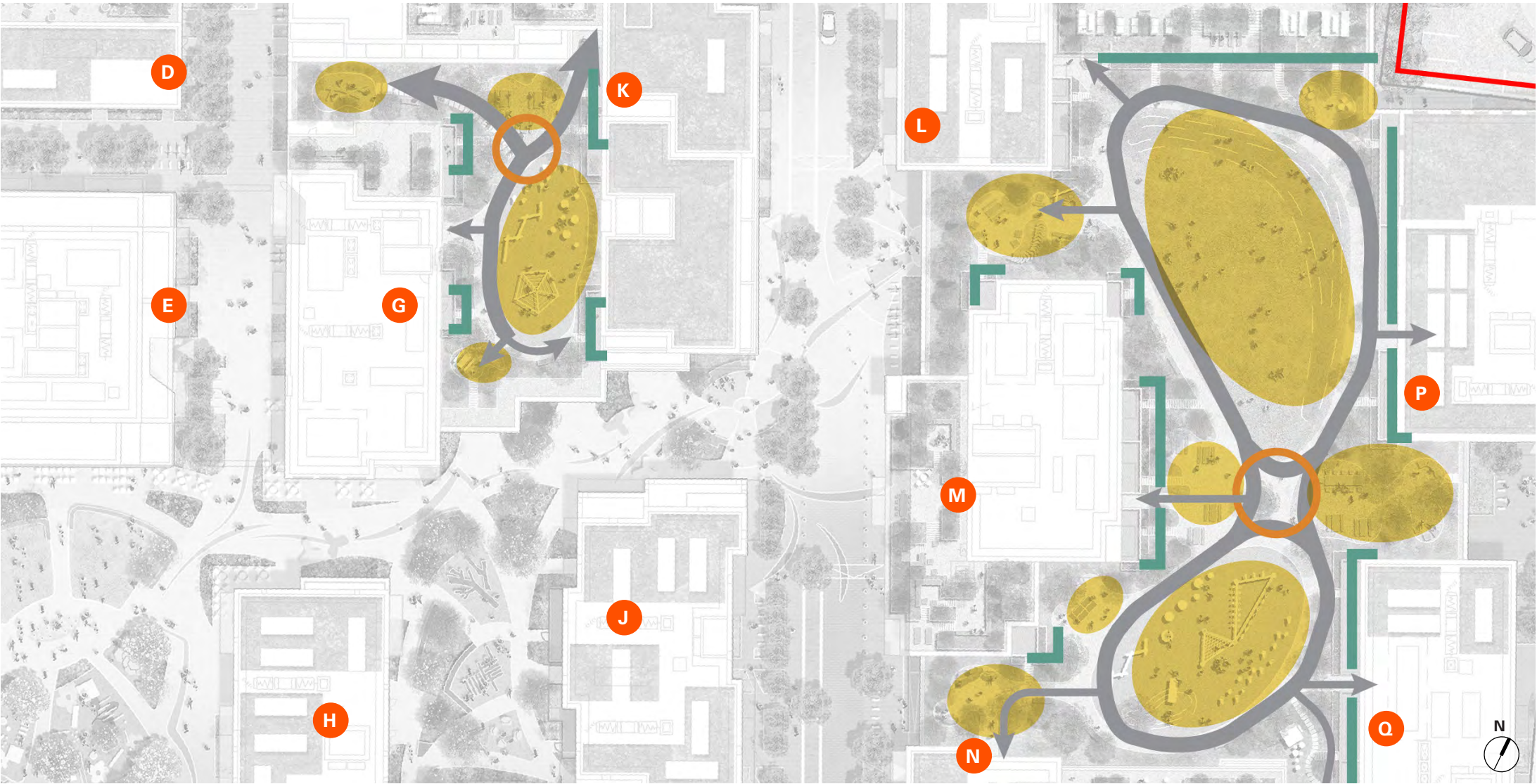
The Residential Communal Landscapes are comprised of the Level 01 and 02 Podium Gardens, as well as a number of Roof Garden Terraces at higher levels. The Podium Gardens provide play space as well as amenity space for residents. These spaces provide a safe, welcoming, green space for residents to gather, socialise, and relax with space for activity balanced with more passive spaces to relax and unwind. Defensible planting is provided to private amenity spaces for residential units facing the each space.

Characteristics

- Richly textured planting and small – medium ornamental tree planting
- Spaces to socialise, gather, dine, play, and relax
- Seating opportunities for groups as well as solo respite
- Play areas to podium gardens to include prescriptive and natural / discovery play, encouraging children of all ages to immerse themselves in their natural surroundings.



Location Plan

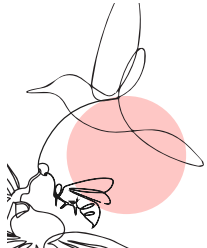


Key

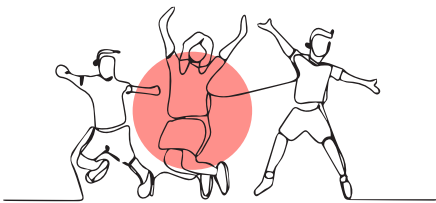
- Key Landscape Spaces
- Gateways
- Pedestrian movement
- Defensible Space
- Building Name



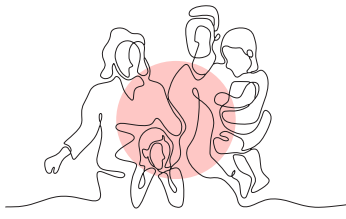
Space to gather, play, relax



Opportunity for
Biophilia & ecology



Space to play



Space for families and residents

1.47 Landscape Character Areas

1.47.1 Roof Landscapes - Communal & Biodiverse - Landscape Pllan



Location Plan

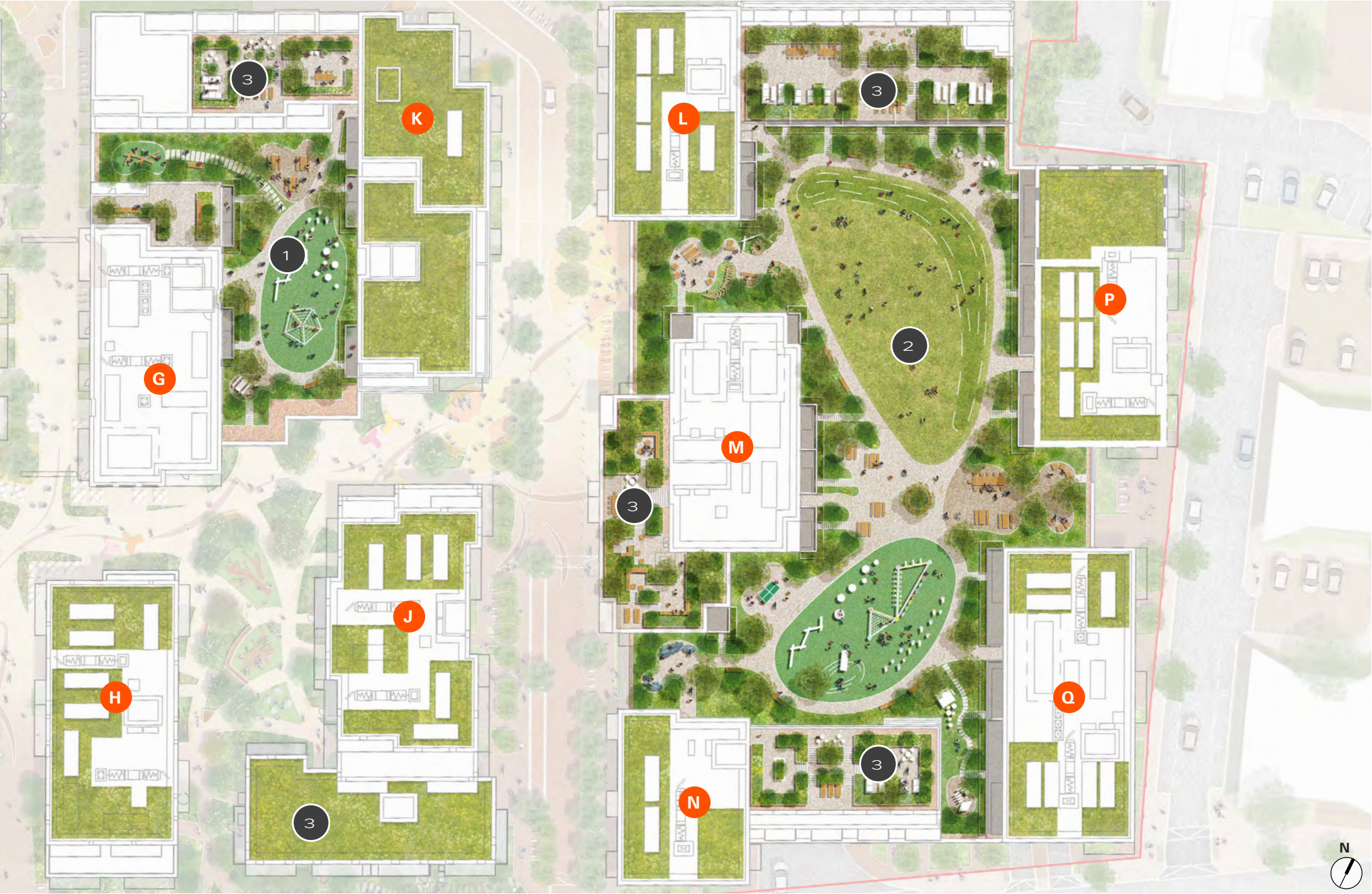


The Podium Gardens on Level 01 and 02 are verdant and welcoming spaces for residents of all ages to gather, play, and socialise. The podium gardens offer variety of seating typologies for various sizes of groups as well as solo users. The lush planting typology is a response to the sun and shade conditions of the site. Pedestrian routes encircle the lawn and play areas, and natural / discovery play pockets are found along the pedestrian routes for users to explore.

Communal Amenity Roof Terraces are focused on providing meaningful, usable outdoor amenity spaces to the residents of the proposed development. The roof terraces include various seating options for relaxation, outdoor dining, outdoor working, sun bathing and appreciation of views out.

Characteristics

- Verdant planting typology and tree planting
- Social nodes for users to gather, rest, dine, and socialise outdoors
- Defensible planting to residents private amenity spaces
- Mix of lawn / landform play, prescriptive play, incidental play, and natural / discovery play elements on Podium Gardens



- 1 Level 01 Podium Garden
- 2 Level 02 Podium Garden
- 3 Communal Amenity Terraces
- 4 Biodiverse Green Roofs
- X Building Name

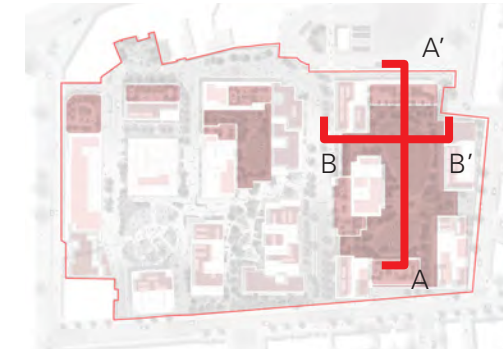
1.48 Landscape Character Areas

1.48.1 Roof Landscapes - Communal & Biodiverse - Landscape Pllan

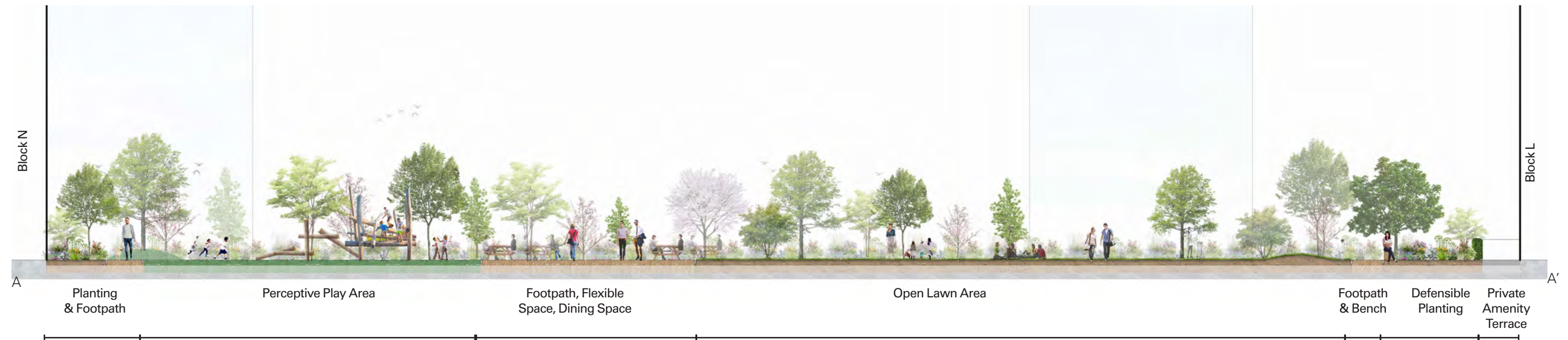


1.49 Landscape Character Areas

1.49.1 Roof Landscapes - Communal & Biodiverse - Landscape Sections



Section Location Plan



1.50 Landscape Character Areas



1.51 Landscape Strategies

1.51.1 Ground Floor Pedestrian Circulation

The proposed development is designed to be a pedestrian friendly environment. The spaces will be legible and designed in such a way to allow the freedom of movement, operations and activity to support the everyday functions of the residents and commercial users of the site. The proposals aim to:

- Where possible ensure step free pedestrian access is provided throughout the site, and ensure excellent pedestrian permeability.
- Reinforce the presence of the built form and enhance the character of the landscape;
- Embedded vehicular circulation, including delivery access, emergency and maintenance access and blue badge parking, within the proposals in such a way that pedestrian movement is not compromised.
- Create pedestrian friendly streets and spaces, accessible for all, encouraging a low-speed environment for motor vehicles, as well as safe pedestrian paths.
- Creating a hierarchy of pedestrian routes to aid legibility.

Key

- Primary pedestrian route
- Secondary pedestrian route
- Tertiary pedestrian route
- Residential Lobby Entrance
- Ground Floor Residential Unit Entrance
- Retail Entrance
- Supermarket Entrance
- F&B Entrance
- Office Entrance
- Leisure Centre Entrance
- Cycle Storage Entrance
- Servicing, Plant, Refuse Entrance
- Building Name



1.52 Landscape Strategies

1.52.1 Ground Floor Vehicular & Short Stay Cycle Provision

Vehicle access would be maintained to the existing roads at the perimeter of the site which would fulfill along with service yard the servicing and parking requirements of the proposed development. Fire tender access is required across the public realm. The diagram to the right illustrates the configuration of the servicing strategy that has been coordinated with ARUP. It also shows the locations of blue badge parking and short stay cycle provision within the red line.

Good cycle access is provided to the proposed development via the existing surrounding street network. Cyclists would generally be required to dismount and to wheel their bikes through the site to avoid any conflict with pedestrians. This would be managed and/or sign posted.

119 short stay cycle parking stands (238 no. spaces) are proposed. These are distributed across the site to service the visitors to the different buildings and have been positioned close to the main access routes to reduce the likelihood of people cycling through the site. The stands are also positioned where they would be well supervised to reduce the likelihood of theft or vandalism. Several of the locations are also to be suitable for Cargo bikes.

Key

Primary servicing route

Restricted servicing route (bollard controlled access)

Restricted TFL route (bollard controlled access)

McKerrell Road servicing route

Supermarket service yard access

Loading bay (5 total)

Blue badge parking bay (5 total)

Club car parking bay (1 total)

Short stay visitor cycle stands
(119 total stands provided within public realm)

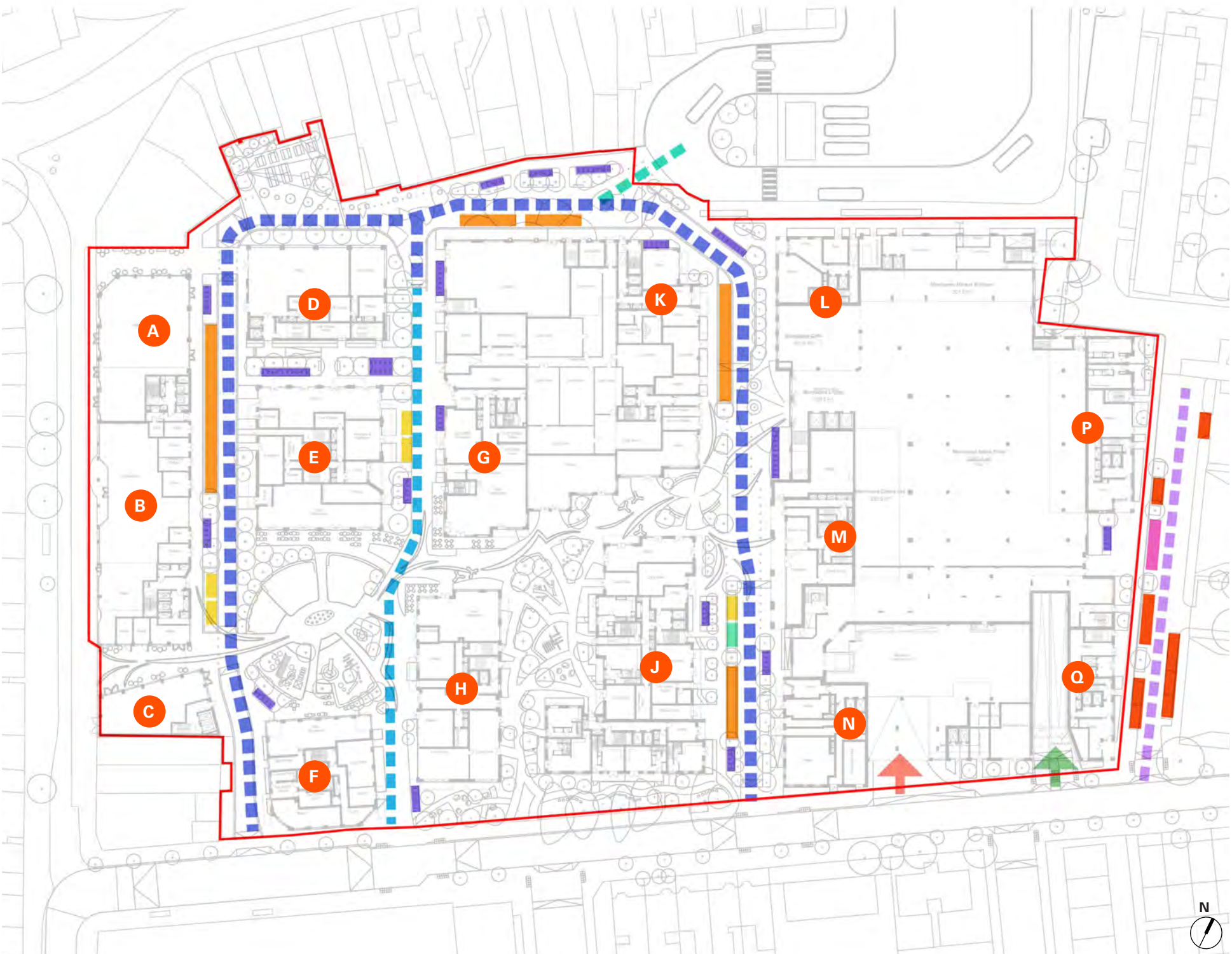
Yellow line waiting restriction area

Relocation of on-street parking spaces to McKerrell Road

Underground car park entrance

X

Building Name



1.53 Landscape Strategies

1.52.2 Ground Floor Levels & Access for All

In designing the site levels consideration has been given to the potential end users and every effort has been made to make the site accessible to all. The levels have been coordinated between the design team with advice from a specialist access consultant being incorporated at each step of the design to ensure that where possible the levels not only meet but exceed the requirements.

The existing site levels are largely governed by the existing levels at the site boundaries, and generally rise from 7.05 at the North boundary to 9.00 at the south. There is a substantial level change between the bus station to the north and the adjacent car park. This is mitigated by an existing retaining wall. The proposed design aims to remove the retaining wall and provide level access from the bus station to the rest of the site.

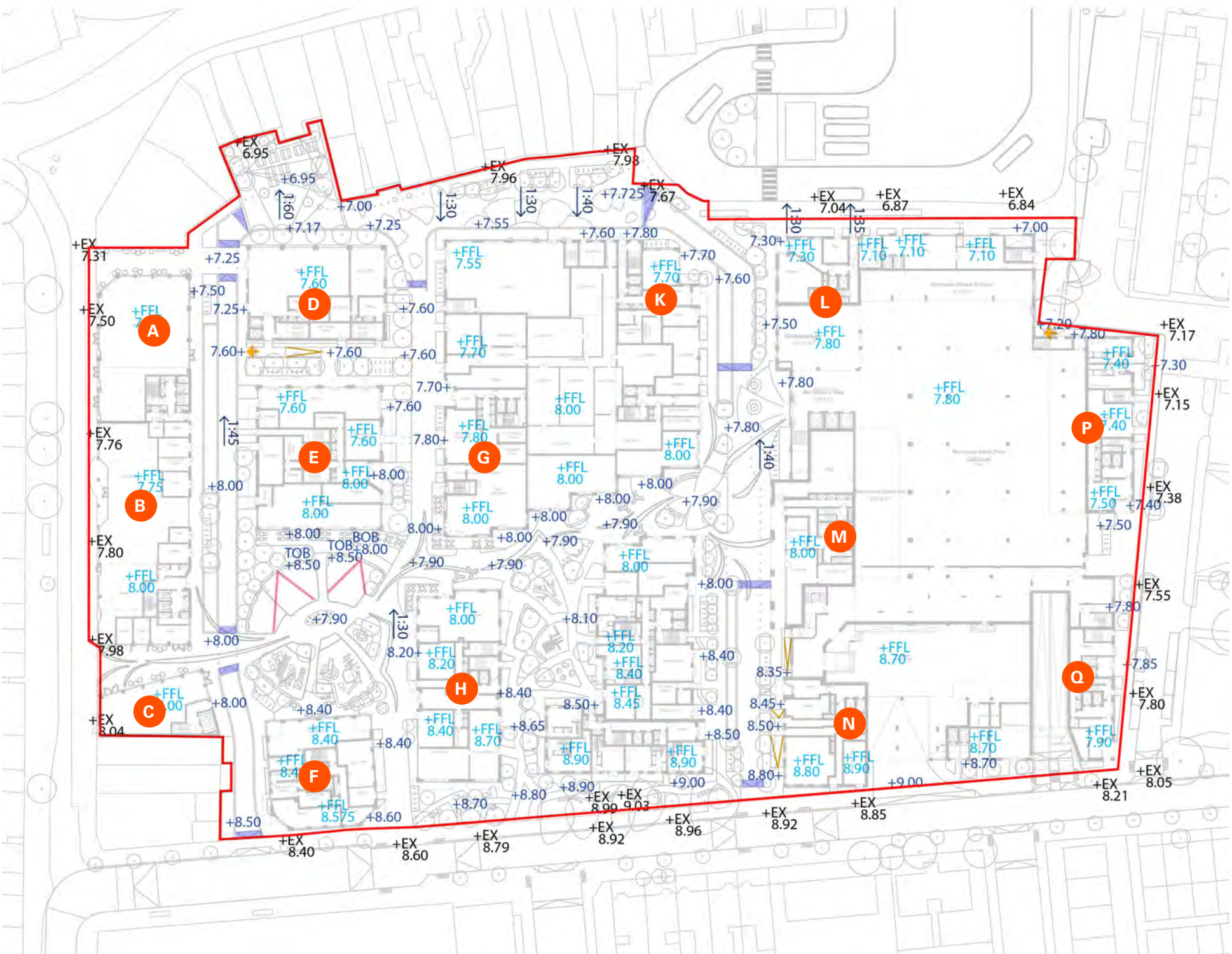
The following principles for the design of levels and gradients have been used to guide the design throughout the masterplan:

The requirement for ease of maintenance and access will be a key consideration when detailing with finished levels.

- Grading proposals will consider the retention of existing trees and avoid or minimise any change or disruption to the root protection area.
- All path gradients will be profiled to ensure they allow access for all abilities with no gradients exceeding 1 in 20. Main pedestrian routes have target gradients of 1 in 40, but this has been difficult to achieve everywhere given the existing site levels.
- Where these standards cannot be achieved steps and ramps will be required. These are designed in line with BS8300:2018 with appropriate landings, widths, step dimensions, handrails, tactile paving and visibility considerations.

A number of raised crossings are provided within the site and along Hanover Park at key locations to provide safe pedestrian connections into the site and with the surrounding area.

Sustainable drainage has been considered in the proposed design with planters being designed to intercept surface water run-off from surrounding paving.



EX	Existing spot level	TOB	Top of bench
+0.00		+0.00	
FFL	Finished floor level	BOB	Bottom of bench
+0.00		+0.00	
+0.00	Proposed spot level		Gentle slope to lawn
	1:21 slope from building entrance		
	Stair access		
	Raised Table		
X	Building Name		

1.54 Landscape Strategies

1.1 Sitewide Open Space Provision

Within the proposed development, a range of private amenity spaces and private communal amenity spaces are defined and separated from the public realm. The ground floor of the site is publicly accessible, except for the residents private amenity spaces to the south and east.

Activation of ground floors of all buildings is critical for the development of a viable and safe public realm which is supported by the design of the retail, F&B, leisure and office uses on the ground floor.

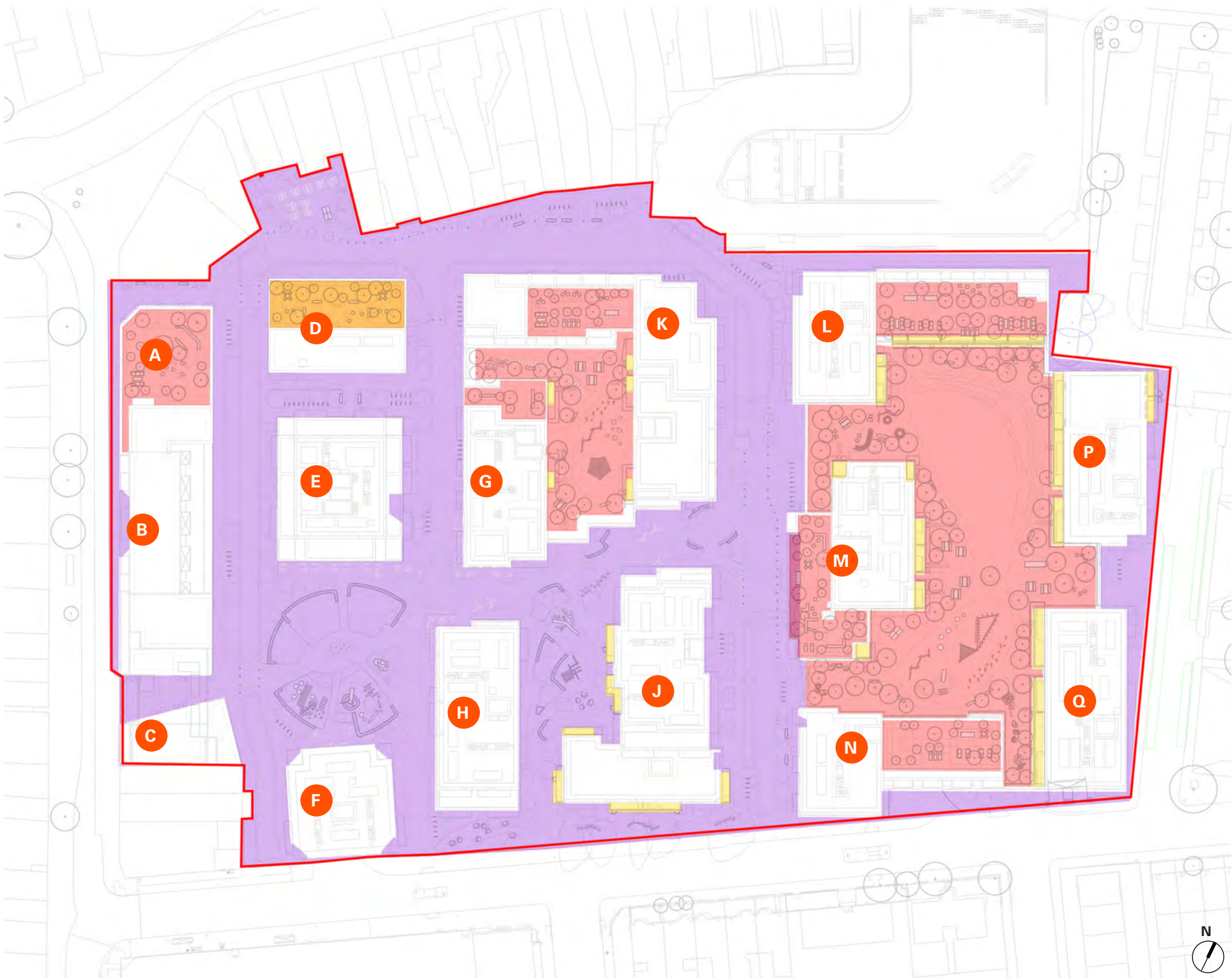
The ground floor of the Site is designed to be publicly accessible and inclusive for all users, with step free access, seating and play facilities. Lighting for all hour access and wayfinding signage add to the use and enjoyment of these spaces. The interface with the adjoining built form is critical to the success of the public realm and the design team has coordinated the design to ensure maximisation of this relationship between inside and outside the buildings.

Residents communal spaces on the podiums and roofs of several residential blocks are provided, with a variety of soft and hard landscape finishes, residents' garden space and play facilities for 'doorstep and local play'.

Key

	Site Boundary - Total Area:	26,987 sqm
	Public Open Space	10,240 sqm
	Private Residential Amenity Space	404 sqm
	Communal Residential Amenity Space	3,954 sqm
	- Podium level above the supermarket	1,793 sqm
	- Podium level of buildings G & K	480 sqm
	- Roof level of Block A	369 sqm
	- Roof level of Block K	208 sqm
	- Roof level of Block G	104 sqm
	- Roof level of Block L	429 sqm
	- Roof level of Block M	308 sqm
	- Roof level of Block N	263 sqm
	Communal Workspace Amenity Space	279 sqm
	- Roof of Block D	

Note:
The figure above do not include proposed play areas.
The private residential amenity figure does not included areas of balconies.



1.55 Landscape Strategies

1.54.1 Ground Floor Paving

The strategy for the hard materials includes a varied yet complementary palette to define the individual external spaces and imbue them with character whilst creating a coherent overall experience. Importance is given to the appropriateness of the materials for place-making, robustness to support the anticipated uses and long-term performance.

A mix of paving types and sizes will be used throughout the proposed development to define areas of pedestrian priority within the streetscape and respond to the more informal character of the garden spaces.

All material components of the proposed development must also contribute to the overall sustainability of the scheme and as such consideration has been given to embodied carbon in paving material selection.

Key Features:

- Locally produced insitu concrete to Urban Orchard
- Permeable concrete block paving to Garden Walk, Peckham Yards, & green Links in various cohesive colour mixes
- Porcelain tile paving to residents private amenity terraces
- Natural stone kerbs

Key

Large format insitu concrete

Permeable concrete block mix to Peckham Yards & Northern Links

Permeable concrete block mix to Garden Walk

Permeable concrete block mix to Southern Links & Discovery Garden

Permeable concrete block mix to Garden Walk feature flower accents

Permeable concrete block mix to Garden Walk flower feature

Permeable concrete block mix to Peckham Yards feature flowers

Permeable concrete block mix to F&B retail spill out spaces

Permeable concrete block mix to cycle parking

Porcelain tile paving to private residential amenity terraces

Rubber crumb play surfacing to play areas

X

Building Name



1.56 Landscape Strategies

1.55.1 Upper Levels Paving

The strategy for the hard materials includes a varied yet complementary palette to define the individual external spaces and imbue them with character whilst creating a coherent overall experience. Importance is given to the appropriateness of the materials for place-making, robustness to support the anticipated uses and long-term performance.

A mix of paving types and sizes will be used throughout the proposed development to define areas of pedestrian priority within the streetscape and respond to the more informal character of the garden spaces.

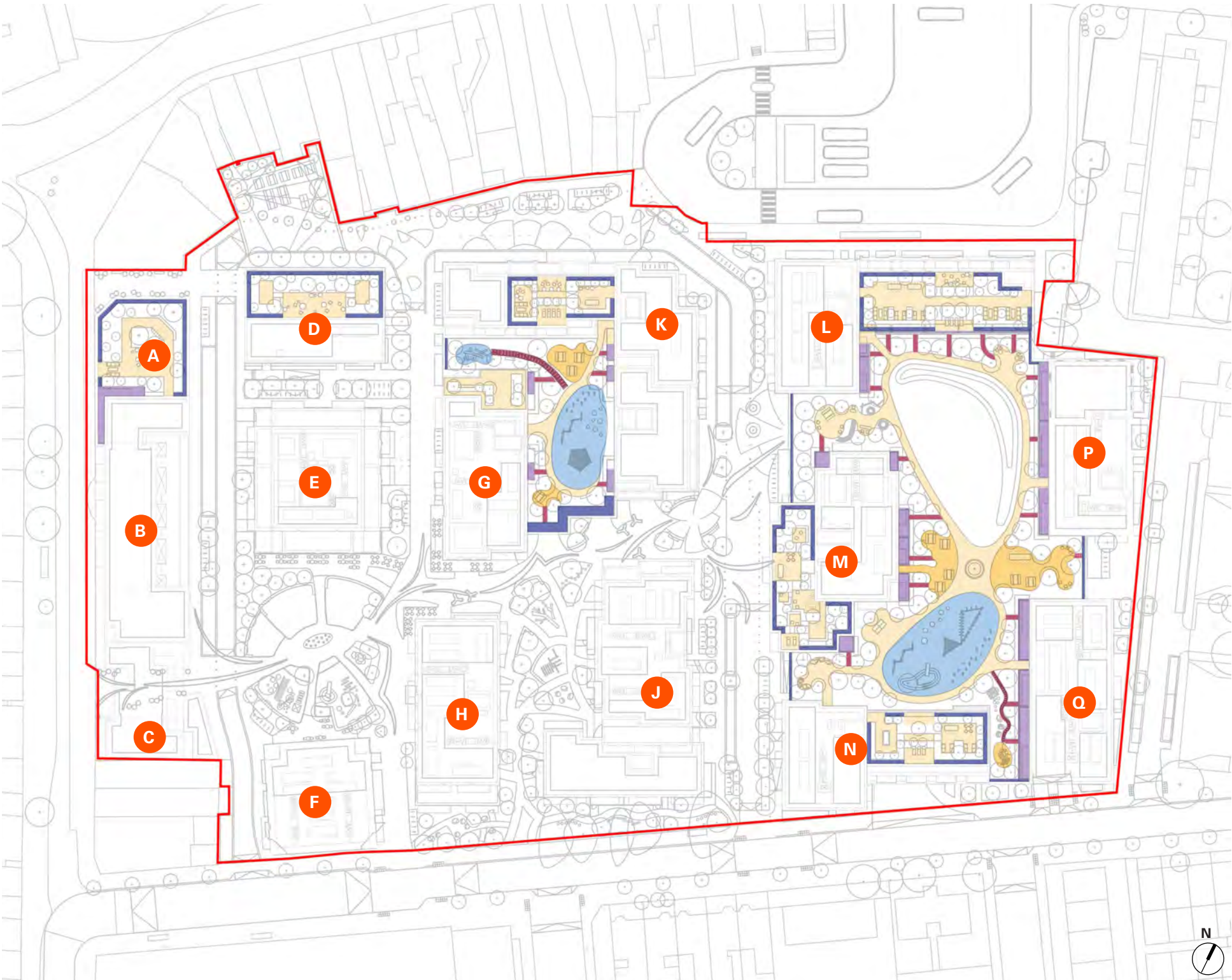
All material components of the proposed development must also contribute to the overall sustainability of the scheme and as such consideration has been given to embodied carbon in paving material selection.

Key Features:

- Stepping stone (concrete) paths to private residential terraces on podium gardens
- Resin bound pathways and social nodes to podium gardens
- Porcelain tile paving to residents private amenity terraces

Key

- Porcelain tile paving to private residential amenity terraces
- Resin bound paving to residential communal garden pedestrian routes
- Resin bound paving to residential communal gardens social pockets
- Rubber crumb play surfacing to play areas
- Gravel maintenance strip to parapet edges
- Concrete stepping stones to private amenity terraces & play
- Building Name

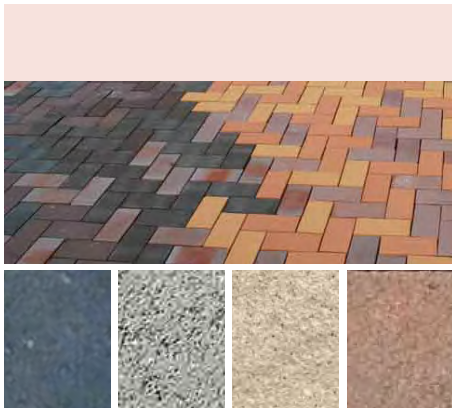


1.57 Landscape Strategies

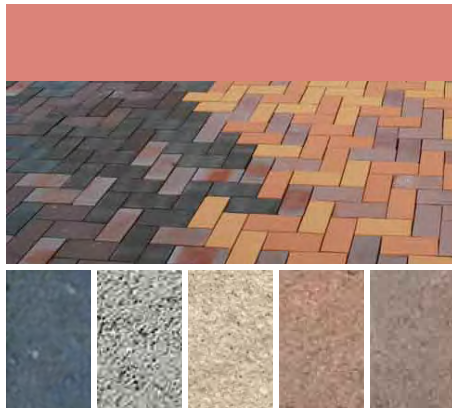
1.56.1 Paving



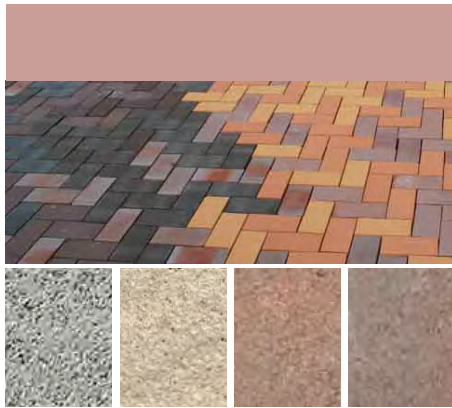
Large format insitu concrete
2m x 1m



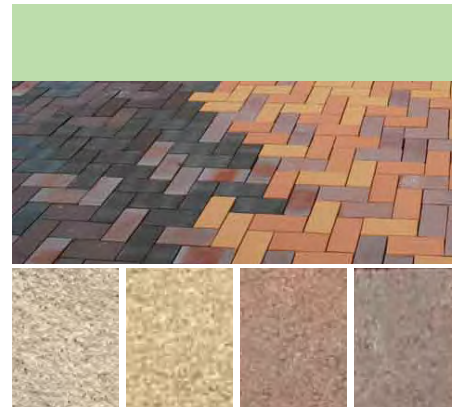
Permeable concrete block mix
to Peckham Yards & Northern Links



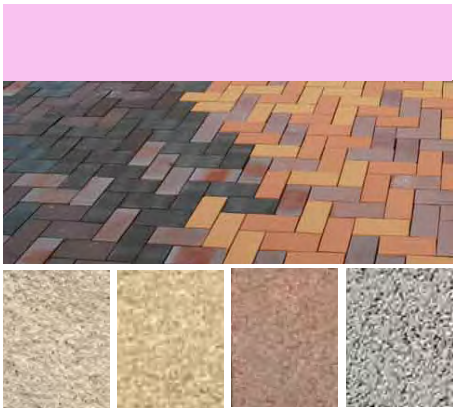
Permeable concrete block mix
to Garden Walk



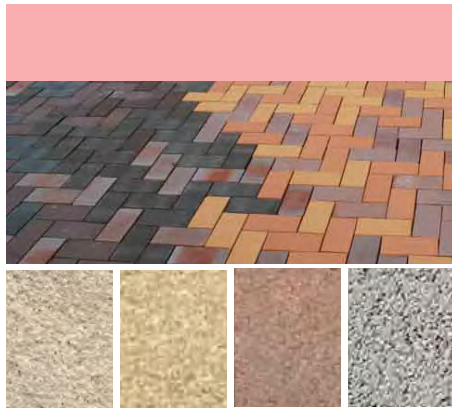
Permeable concrete block mix
to Southern Links & Discovery Garden



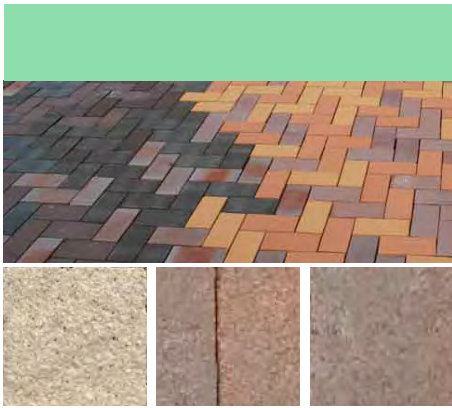
Permeable concrete block mix
to Garden Walk curved paving accents



Permeable concrete block mix
to Garden Walk flower feature



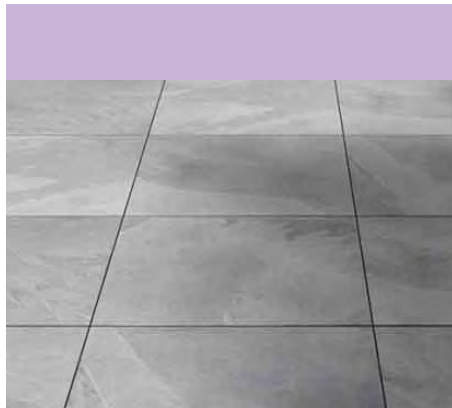
Permeable concrete block mix
to Peckham Yards feature flowers



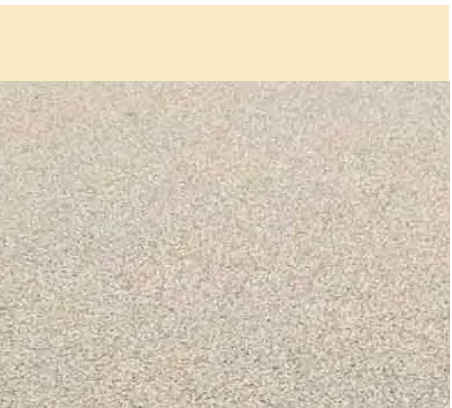
Permeable concrete block mix
to F&B retail spill out spaces



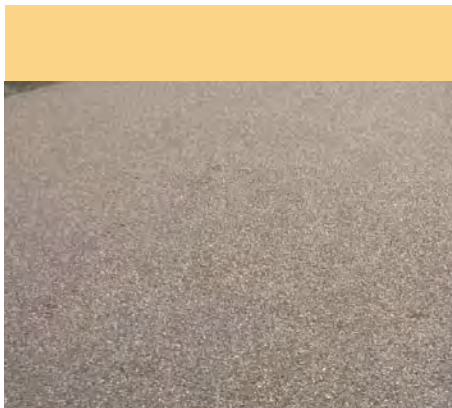
Permeable concrete block mix
to cycle parking



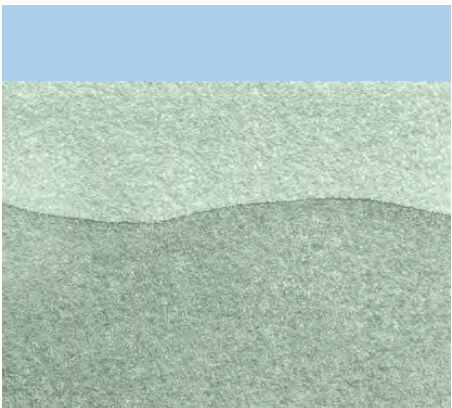
Porcelain tile paving to private
residential amenity terraces



Resin bound paving to residential
communal gardens pedestrian routes



Resin bound paving to residential
communal gardens social pockets



Rubber crumb play surfacing to
play areas



Gravel maintenance strip to
parapet edges



Concrete stepping stones & gravel to
paths for private residential amenity
terraces

1.58 Landscape Strategies

1.57.1 Furniture

The choice of furniture has a significant impact on the character and feeling of spaces. Secondary spaces will provide opportunities for seating and extended stay which will support the aspiration to create a memorable, enjoyable and comfortable sense of place. Durable and robust furniture will define a distinctive palette of objects in the streetscape and gardens of the proposed development with enough variety to enhance the character of the different spaces.

The following principles have been considered in the selection of furniture types:

- Consistency in character and materials with reference to the built form and context of the site, but also taking account of comfort and inclusive provision for all users.
- The furniture elements will be robust, require low maintenance and be able to tolerate the demands of the public environment. Timber is used to create a tactile and comfortable surface.
- Designed for all abilities. All furniture will be to BS8300: 2018 with consideration given to providing seating at 50m spacing on key routes, providing a variety of seating heights and including a minimum of 50% with backs and armrests. Space for wheelchair and pushchairs to be positioned alongside fixed seating elements will be provided.
- The furniture palette includes a variety of seating types distributed across the site including smaller individual seats up to large, tiered seating providing for solitary contemplation, or large gatherings and group interaction.

Key

Public realm timber & steel bench

Public realm timber & steel bench

Public realm feature bench to Garden Walk

Public realm timber & steel picnic benches to Peckham Yards

Public realm steel bollards to service route

Public realm steel cycle stands

Public realm retractable bollards

Roof terrace timber & steel bench

Roof terrace timber & steel picnic tables

Roof terrace timber & steel dining table & chairs / Work desk stations

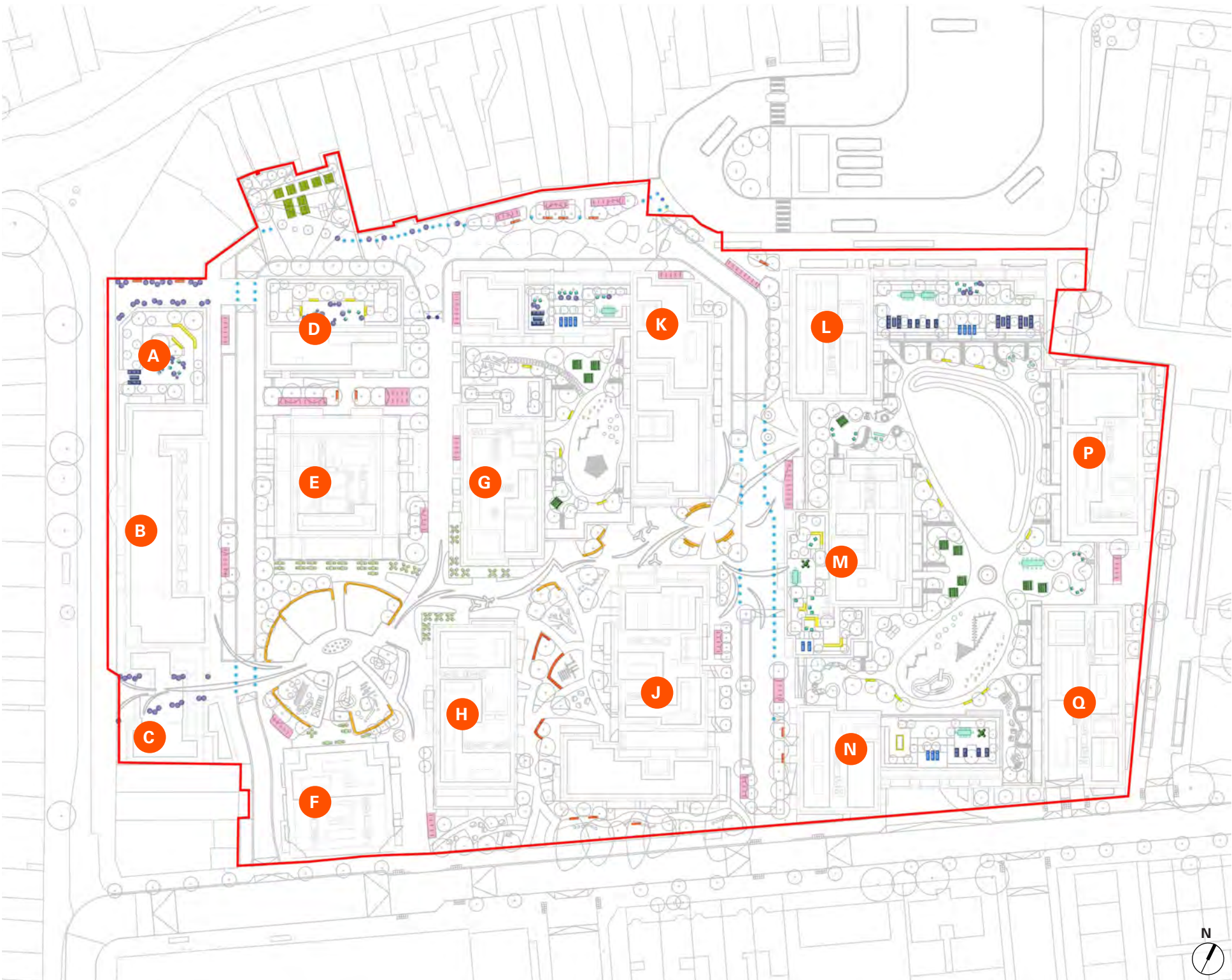
Roof terrace timber & steel seats

Plants in pots

Public realm moveable tables & chairs to F&B spill out areas provided by individual retailers

Roof terrace timber lounge chairs

Roof terrace sofa style seating



1.59 Landscape Strategies

1.58.1 Furniture

Public Realm



Public realm timber & steel bench



Public realm timber & steel bench



Public realm feature bench to Garden Walk



Public realm timber & steel picnic benches to Peckham Yards



Public realm painted steel bollards to service route RAL 6022



Public realm abstract flower benches



Public realm steel cycle stands



Public realm moveable tables & chairs to F&B spill out areas provided by individual retailers

Roof Terraces



Public realm painted retractable steel bollards to service route RAL 6022



Plants in pots



Roof terrace timber & steel bench



Roof terrace timber & steel picnic tables



Roof terrace timber & steel communal dining table & chairs / work desk stations



Roof terrace timber & steel seats



Roof terrace timber lounge chairs



Roof terrace sofa style seating

1.60 Landscape Strategies

1.59.1 Lighting

The lighting of the public realm has been developed being mindful of the need to provide safe and welcoming spaces in the hours of darkness which also enhance qualities of the landscape. Roads are lit to meet highway standards using pole mounted fittings in line with highway authority standards.

Lighting of pedestrian routes is via a combination of pole mounted fittings, path bollards, and building mounted light fittings where appropriate, ensuring that routes are lit to create a safe environment for effective navigation.

Feature lighting is considered for key elements in the landscape where it will enhance the experience of the space in the hours of darkness such as through retail spaces and Peckham Yards.

Key

Functional Lighting (to Green Streets)
- Column lighting

Functional Lighting (to Garden Spaces)
- Column lighting
- Bollard path lighting

Feature Lighting (Garden Walk)
- Tree Uplighting
- Integrated furniture lighting
- Water feature lighting
- Projection lighting to pavement

Feature Lighting (Peckham Yards)
- Tree Uplighting
- Catenary lighting
- Projection lighting to pavement

Highways Street Lighting
- Column lighting to Highway authority standards

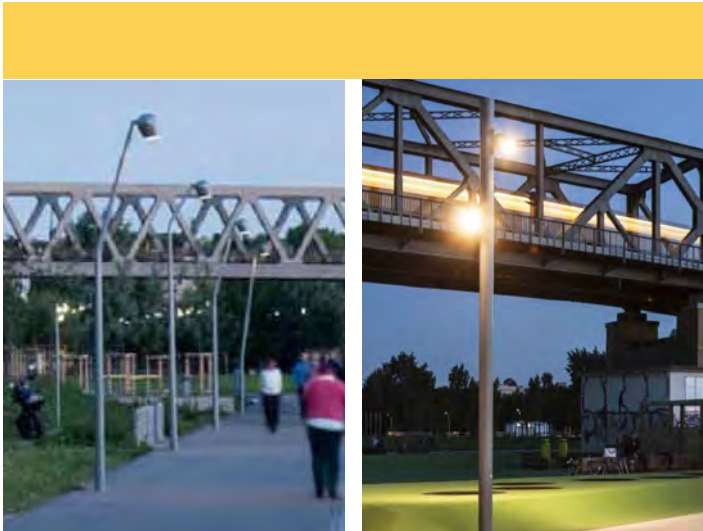
Communal Space Lighting
- Tree Uplighting
- Bollard path lighting

X

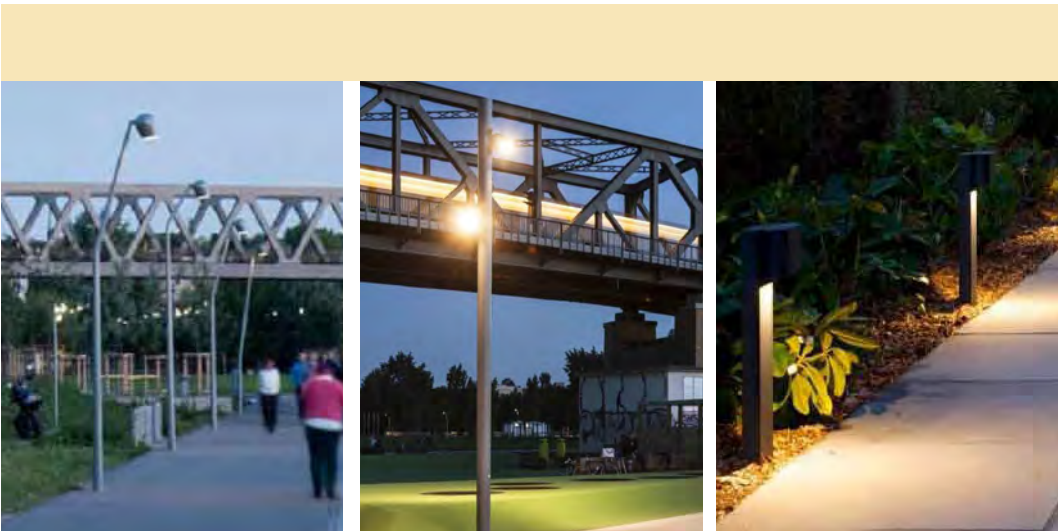
Building Name



1.60.1 Lighting



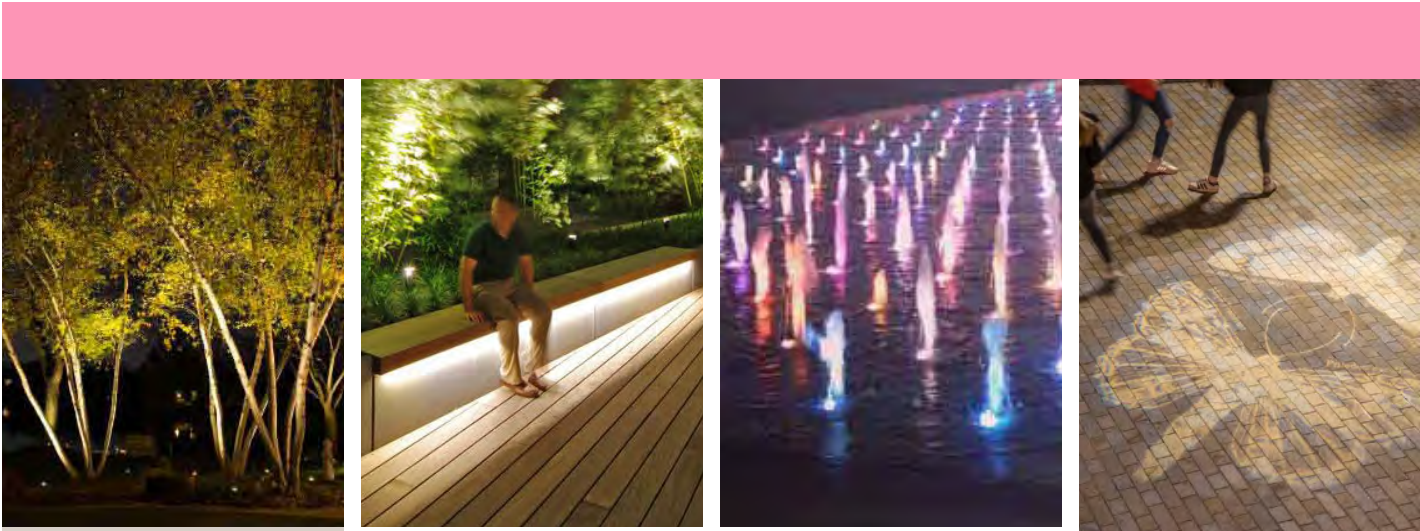
Single column lighting Multi column lighting



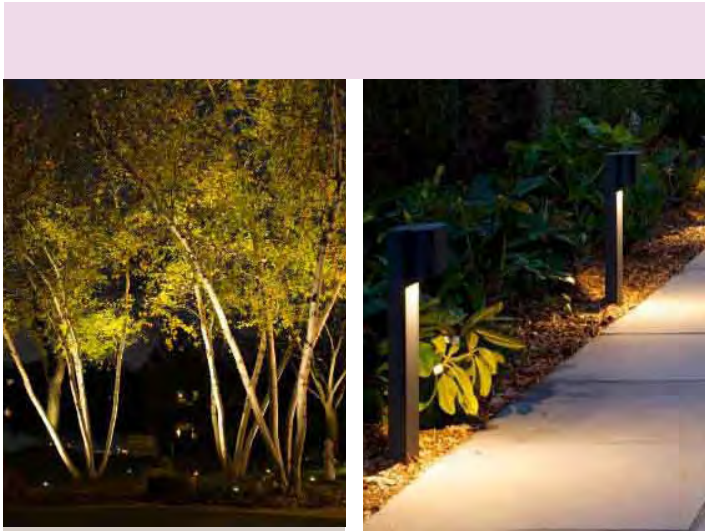
Column Lighting Multi column lighting Bollard path lighting



Tree Uplighting Catenary Lighting Projection lighting to pavement



Tree Uplighting Integrated furniture lighting Water feature lighting Projection lighting to pavement



Tree Uplighting Bollard path lighting



Column lighting to Highway authority standards

1.61 Landscape Strategies

1.60.2 Play Provision Ages

Play and playability is a fundamental part of successful placemaking and community shaping. The landscape strategy provides a generous and diverse combination of public and private playable space throughout the proposed development. Our principles for play across the masterplan are:

- Developing an environment which encourages outdoor play and social interaction.
- Exploring opportunities to introduce natural elements and elements of risk and challenge within play provision while balancing safety and maintenance needs.
- Integration of playability within public realm strategy, recognising that play can take place in a variety of settings and may or may not involve equipment.
- Consider how adults are involved with supervised and non-supervised play providing seating where parents and carers can sit and observe their children playing.
- The strategy for inclusive play is to offer a range of experiences for children of all abilities.

Play areas have been calculated based on the GLA calculator for child and population yield. Based on the Mayor for London’s SPG, the target provision for the masterplan allows 10 sqm of playable space for every child within a reasonable walking distance of home.

Based on the tenure and size of units in the accommodation schedule, a total of 2638 sqm of play is required for this development which is broken down into age groups in the table below. 1,303 sqm doorstep play (0-4 years) and 904 sqm of Local play (5-11 Years) will be provided on-site, exceeding the targets for these age groups. Doorstep and local play for Blocks G, K, L,M, N, P, Q provided on their respective podiums and that for the remaining blocks provided on the ground floor public realm.

Given the on-site space constraints, and as agreed with Planning Officers during pre-application discussions some of the required neighbourhood play for 12+ will be accommodated on site, however, the majority of Youth play (11+ years), will be accommodated off-site via a financial contribution to the improvement of surrounding park play spaces which fall within 800m walking distance namely: Bells Gardens, Warwick Gardens or Cossail Park. Consideration is still given to 11+ on site with places designed for informal meeting and exercise for youths and adults.

The play space provisions show above are in addition to the public realm and open space provided on site.

Age Provision	Play Target	Play Provided
Doorstep Play (0-4 years)	942.0m2	1303.0m2
Local Play (5-11 years)	739.0m2	904.0m2
Neighbourhood Play (12 + years)	551.0m2 (majority to be provided off site)	210.0m2
Play Total	2232.0m2	2417.0m2



1.62 Landscape Strategies

1.61.1 Play Typologies

Prescriptive play
Play equipment of varied types and sizes is clustered in key spaces which are designed with specific play uses in mind. These include climbing elements (frames, ropes), swings, slides and bouncing elements (trampolines, springers). Equipment chosen will be of natural materials and offer high play value.

Water play
Interactive water play provides a fun and attractive element of play in the landscape. Jets which respond to movement or disappear and reappear spontaneously encourage interaction and co-operative play, being able to channel or block the path of water offer practical educational play.

Natural / Discovery play
Smaller, more informal elements including stepping-stones, logs, balance beams and boulders are integrated into play trails which encourage 'play-on-the-way' experiences in the landscape. All elements are of natural materials and opportunities to re-use site found materials should be encouraged.

Lawn and Landform
Lawn areas offer a great deal of flexibility for play for all ages, facilitating ball games, social play, running and other exercise. Landform adds further playability by providing challenge and engaging younger children in imaginative play.

Incidental and Educational play
Street furniture and art elements integrated into the landscape which are playable offer incidental play value and encourage multi-generational play. These elements may also reveal the sites history and culture to provide an educational component.

Key

Prescriptive Play

Water Play

Nature / Discovery Play

Lawn Play

Incidental & Educational Play

X

Building Name



1.63 Landscape Strategies

1.62.1 Play Typologies

Prescriptive Play



Water Play



Nature / Discovery Play



Lawn & Landform Play



Incidental Play



1.64 Landscape Strategies

1.63.1 Tree Retention

The diagram to the right illustrates the locations of the 46 existing trees on site which have been surveyed by an arboriculturalist, of which, 9 have been felled due to a recent large storm. An arboricultural survey has been undertaken of the existing trees in accordance with BS5837:2012 by Ground Control Professional Services in 03/2024. The architectural and landscape masterplan has been developed with close consideration of the existing mature trees which are positioned along Hanover Park and towards the North East of the site, towards McKerrell Road.

The trees are a visual and ecological asset to the proposed scheme and provide the landscape with character and maturity from day one, whilst providing visual softening of the new development.

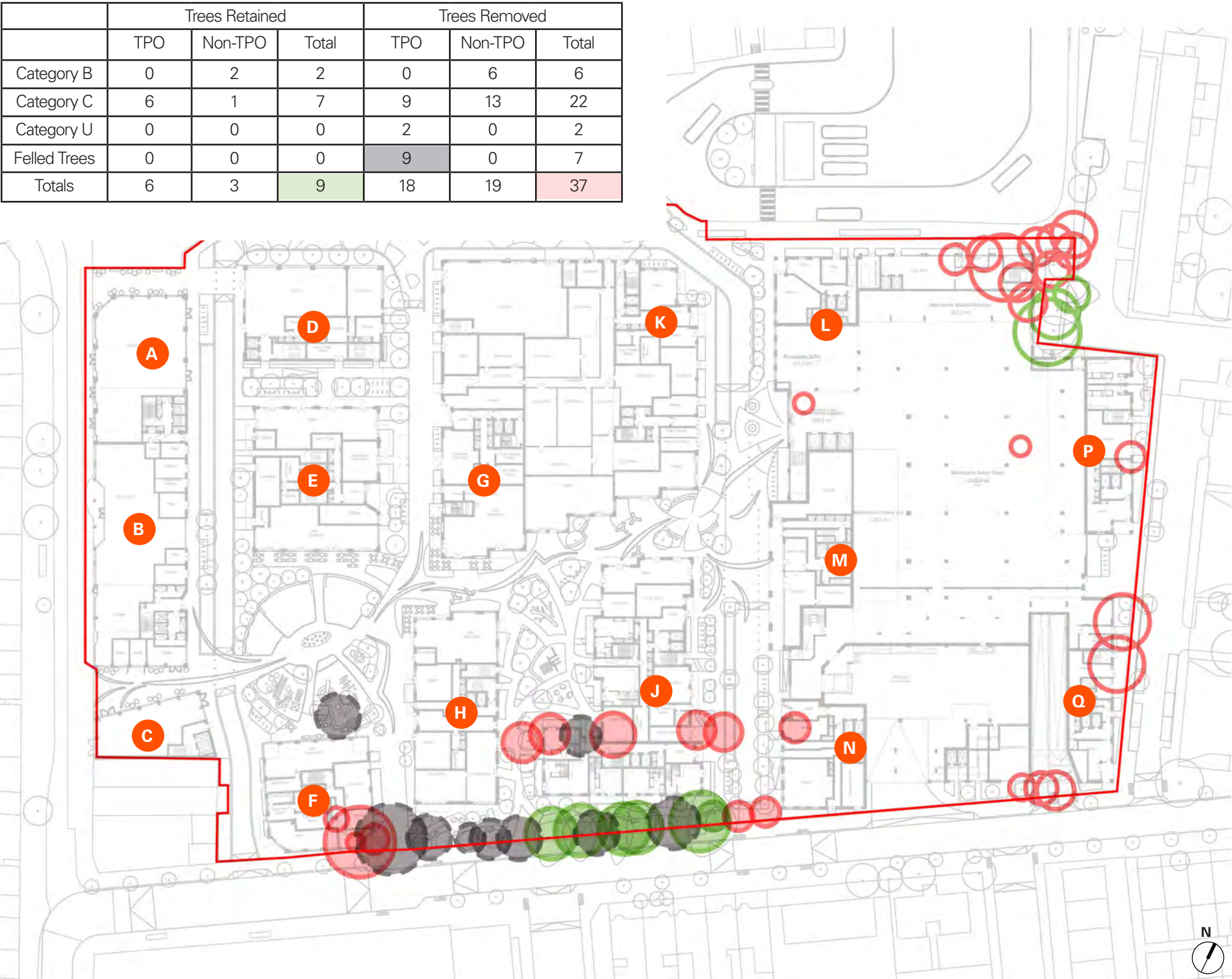
The existing trees to Hanover Park are largely retained where possible as they provide an important buffer to the road and to the residential area to the south. Category 'U' trees across the site are being removed and replaced with new tree planting. According to the arboricultural survey, most of the trees on site are category C, with some category B trees to the north and east of the site. There are no category A trees on site. Six category B trees and 22 category C trees are to be removed and replaced with new trees.

Where trees and groups or parts of groups are to be removed due to space limitations the aim is to mitigate with planting elsewhere within the site at ground floor, amenity terrace and roof terrace. This will encourage more variety and quality of species increasing diversity and resilience within the new development.

Where trees are retained, measures will be employed to ensure their on-going health and vigour. Refer to arboricultural report (appended) for more information.

Tree protection measures in line with BS5837:2012 will be employed in relation to the existing trees during construction.

	Trees Retained			Trees Removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	6	6
Category C	6	1	7	9	13	22
Category U	0	0	0	2	0	2
Felled Trees	0	0	0	9	0	7
Totals	6	3	9	18	19	37



- Key
- Existing tree without TPO to be retained
 - Existing tree with TPO to be retained
 - Existing tree without TPO to be removed
 - Existing tree with TPO to be removed
 - Existing tree felled due to recent storm
 - Building Name

1.65 Landscape Strategies

1.65.1 Sunlight Study

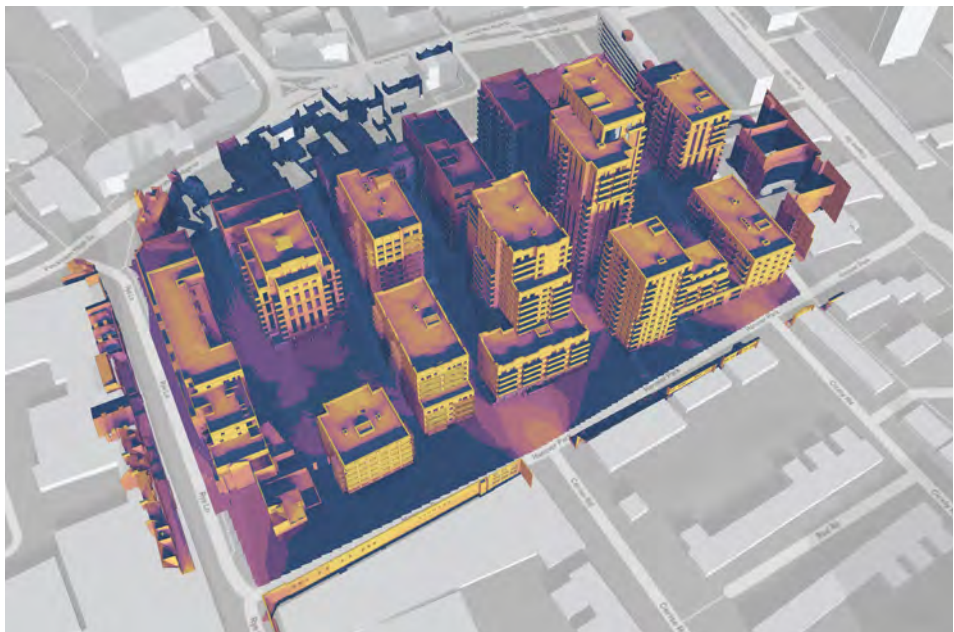
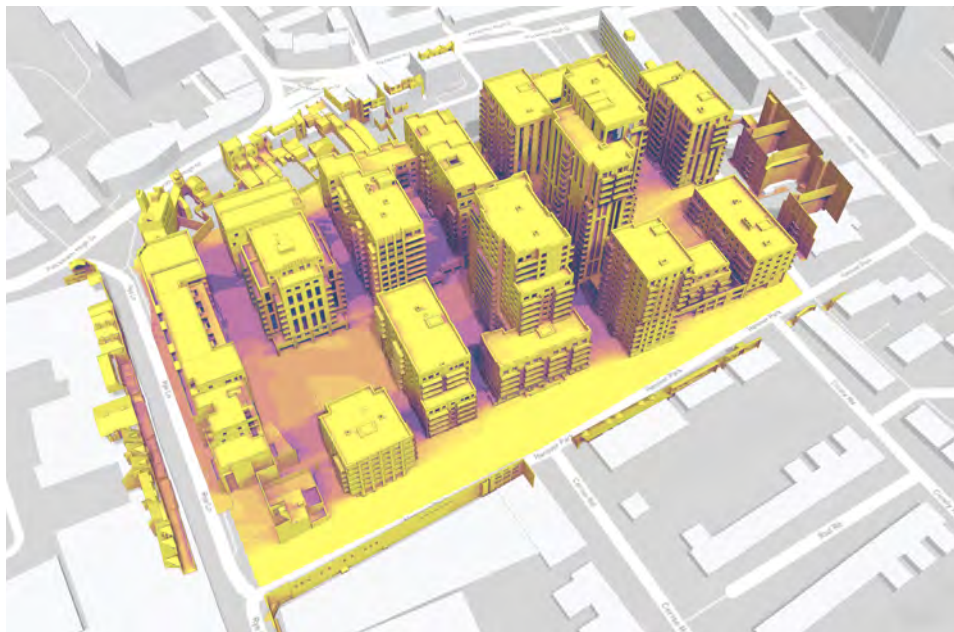
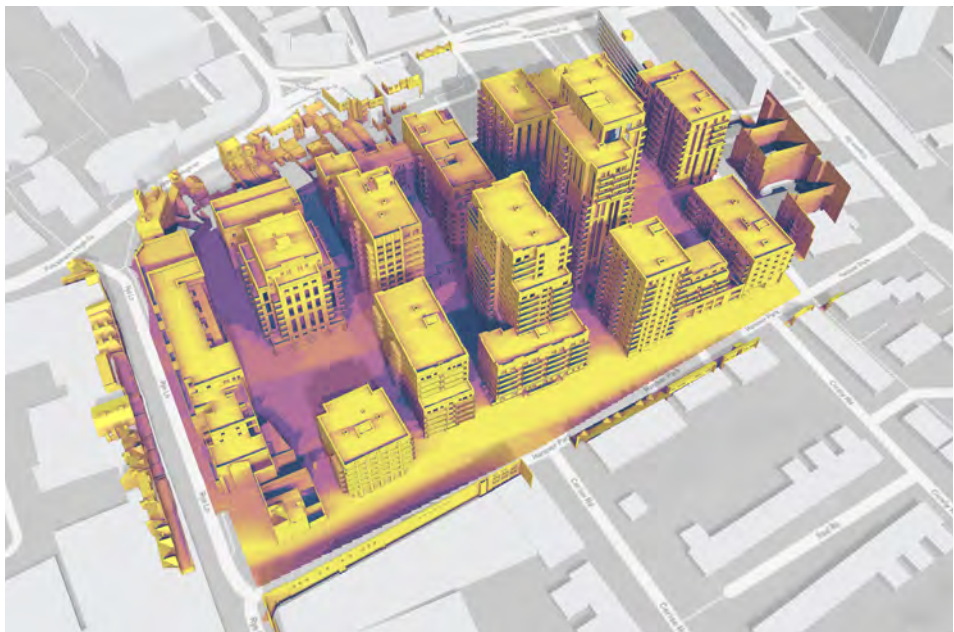
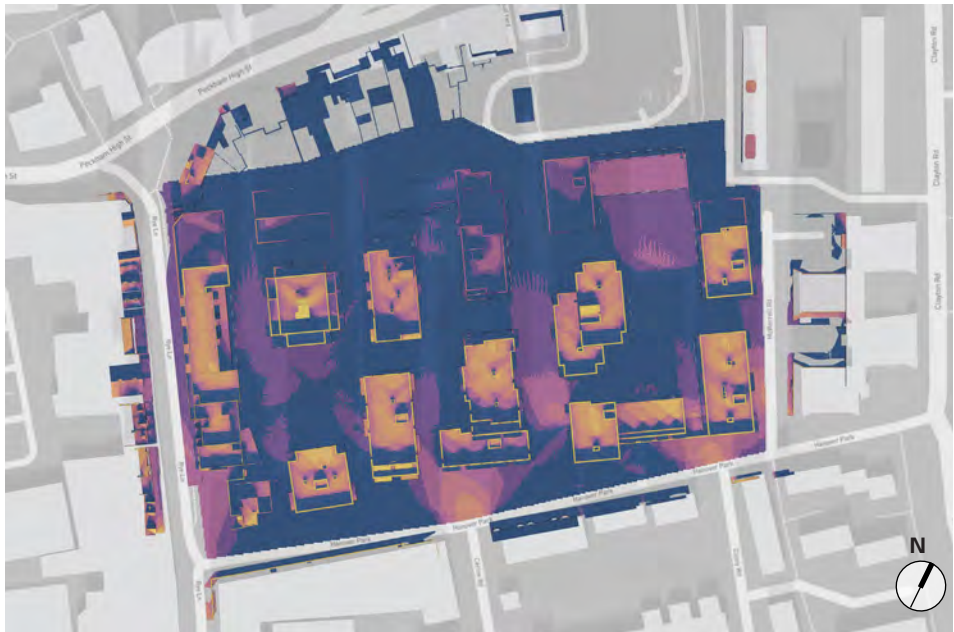
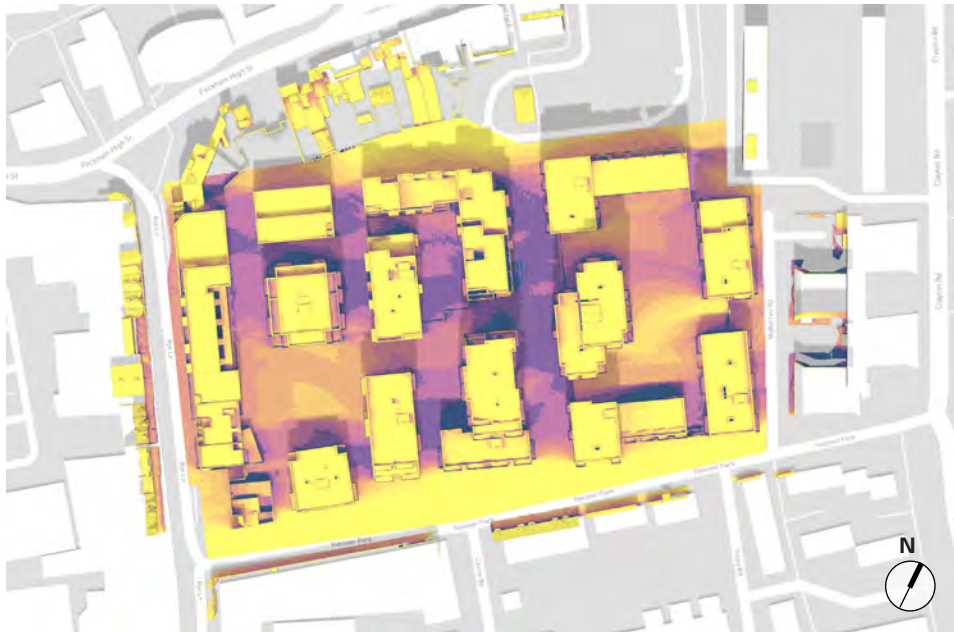
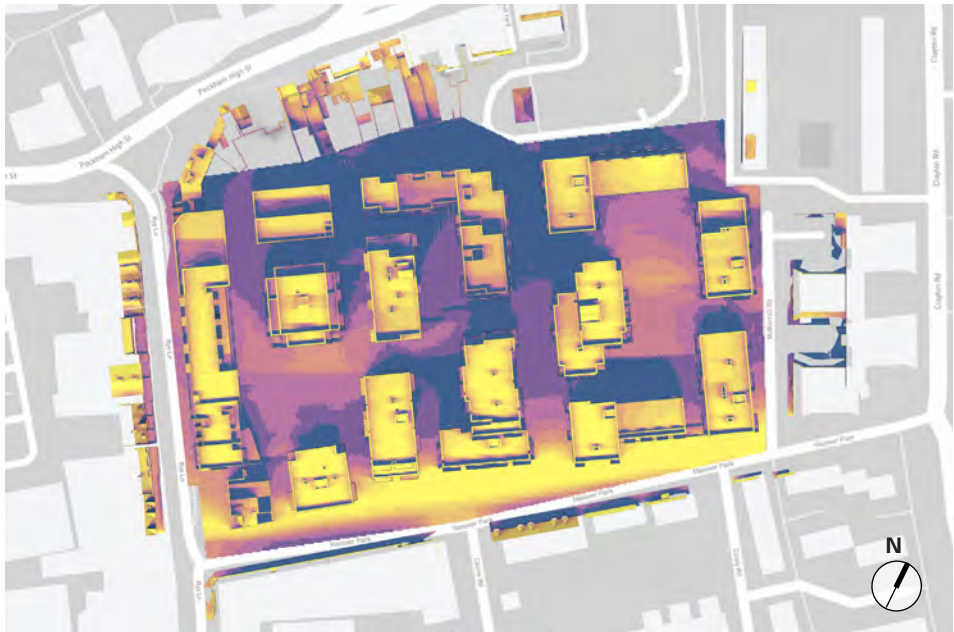
The diagrams below show the sun / shade conditions for various times during the year. Analysing these conditions will be key to creating strong planting, open space, and programming strategies within the proposal. We have considered four hours of sun on the equinox to be a semi-shade condition for planting, and it will also be the cut-off for conditions appropriate for lawn planting.



March 21st

June 21st

December 21st



1.66 Landscape Strategies

1.66.1 Trees

The tree strategy will strengthen the masterplan and provide features within each character area, aid wayfinding and provide a legacy for this site and its context. Structural tree planting is a key feature within the masterplan. The planting will have two different roles. In certain sections of the masterplan it will provide a functional framework, framing views and enhancing key routes. Within other sections of the masterplan, the planting will enhance visual amenity and provide a distinctive identity to the various areas of the site. There will be 350 new trees planted within the site (156 on ground floor and 194 smaller, mostly multi-stem trees on the podiums and roof terraces).

The selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of the trees will allow for clear views through the masterplan. The character of the trees will complement the Character Areas and the texture, colour and height will be considered when placing each tree.

Consideration of the various constraints of each area of the site have been taken into account in the development of the plant palette. The tree palette has been developed in consideration of the following:

- Appropriateness to place in terms of eventual size, form and vigour
- Aspect and direct sunlight available
- Biodiversity value
- Longevity

The following tree strategy characterises tree mixes that will be used within each character area. Individual tree species are not located on the plan. The exact tree species will be determined through the detailed design of the scheme and we would expect to be the subject of planning condition.

Soil volume for tree planting will be in line with [planning authority or other] guidance with the principle being that . Details of such we would expect to be the subject of planning condition.



Key		
	Magnolia Grove	
Amelanchier lamarckii Magnolia kobus Magnolia virginiana Magnolia tripeltata Magnolia loebneri Magnolia grandiflora Cercis siliquastrum		
	Street Trees	
Tilia cordata 'Green Spire' Acer campestre Ulmus hollanica 'columella' Thuja occidentalis 'Columna' Tilia tomentosa Brabant		
	Building Name	

	Urban Orchard	
Malus 'Evereste' Malus 'Rudolph' Malus 'Dark Rosaleen' Malus 'Cardinal' Malus 'Red Sentinel' Amelanchier lamarckii Pyrus communis Prunus avium BURLAT		
	Dogwood Dell	
Cornus mas Cornus controversa Cornus kousa Amelanchier lamarckii Cornus alternifolia		
	Podium / Roof Garden Trees	
Acer campestre Acer ginnala Cornus mas Ostrya carpinifolia Arbutus unedo Pinus leucodermis 'Compact Gem' Pinus sylvestris 'Watereri' Pinus mugo 'Gnom' Zelkova serrata Genista aetnensis Lagerstroemia indica Pinus nigra Pinus halepensis		

1.67 Landscape Strategies

1.67.1 Trees

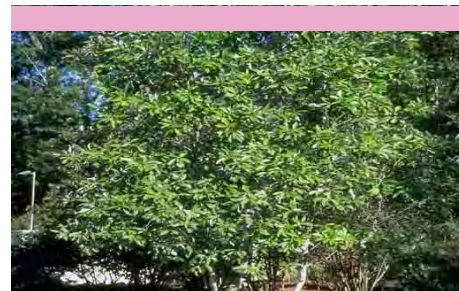
Magnolia Grove (Aylesham Gardens)



Amelanchier lamarckii
(Snowy Mespilus)



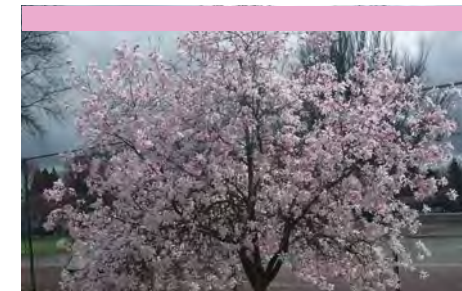
Magnolia kobus
(Northern Japanese Magnolia)



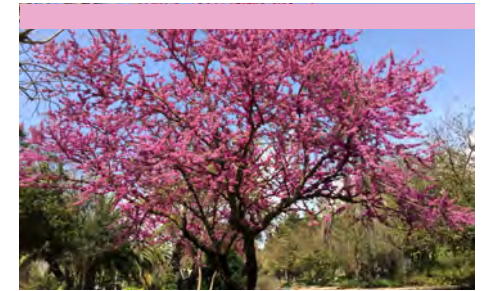
Magnolia virginiana
(Beaver Tree)



Magnolia tripetala
(Umbrella Tree)



Magnolia loebneri
(Magnolia)



Cercis siliquastrum
(Judas Tree)



Magnolia grandiflora
(Southern Magnolia)

Urban Orchard (Peckham Yards)



Malus 'Evereste'
(Crab Apple 'Evereste')



Malus 'Rudolph'
(Crab Apple 'Rudolph')



Malus 'Dark Rosaleen'
(Crab Apple)



Malus 'Cardinal'
(Apple 'Api')



Malus 'Red Sentinel'
(Crab Apple 'Red Sentinel')



Amelanchier lamarckii
(Snowy Mespilus)



Prunus avium BURLAT
Wild cherry



Pyrus communis
European pear

Native (to the UK) Plant Species



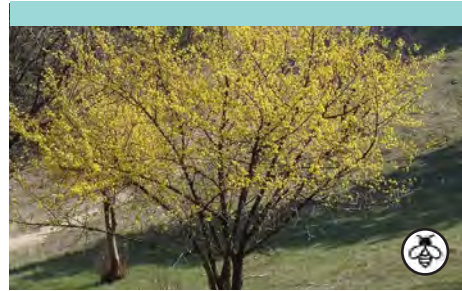
RHS Pollinator Friendly Plant Species



1.68 Landscape Strategies

1.68.1 Trees

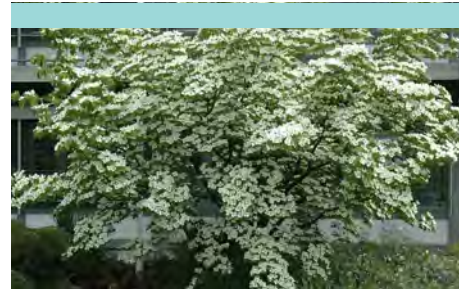
Dogwood Dell (Discovery Garden)



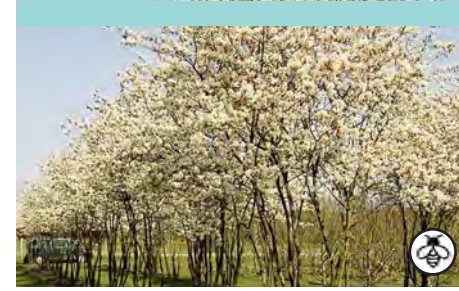
Cornus mas
(Cornelian Cherry)



Cornus controversa
(Giant Dogwood)



Cornus kousa
(kousa)



Amelanchier lamarckii
(Snowy Mespilus)



Cornus alternifolia
(Green Osier)

Street Trees (Green Links)



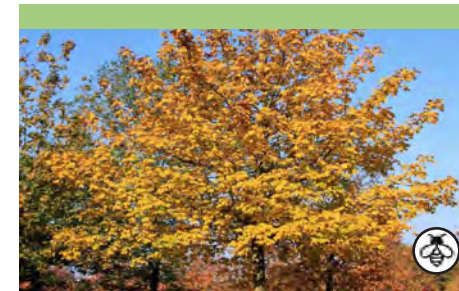
Tilia tomentosa Brabant
(Silver Lime Brabant)



Ulmus hollandica 'Columella'
(Dutch elm)



Tilia cordata 'Greenspire'
(Small-leaved Lime 'Greenspire')



Acer campestre
(Field Maple)



Thuja occidentalis 'Columna'
(Dutch Cedar)

Native (to the UK) Plant Species



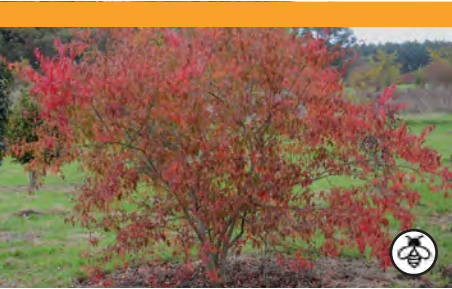
RHS Pollinator Friendly Plant Species



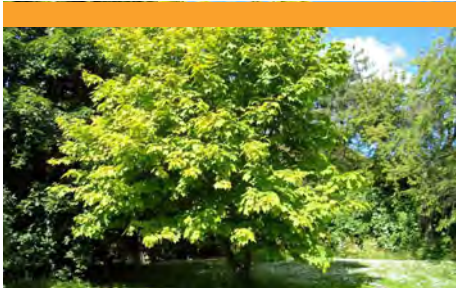
1.69 Landscape Strategies

1.69.1 Trees

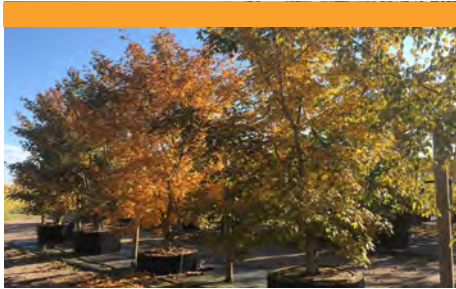
Maple Walk (Peckham Yards)



Acer tataricum
(Tatar Maple)



Acer pensylvanicum
(Striped Maple)



Acer x zoeschense
(Hybrid Maple)



Amelanchier lamarckii
(Snowy Mespilus)



Acer opalus
(Italian Maple)



Acer monspessulanum
(Montpellier Maple)

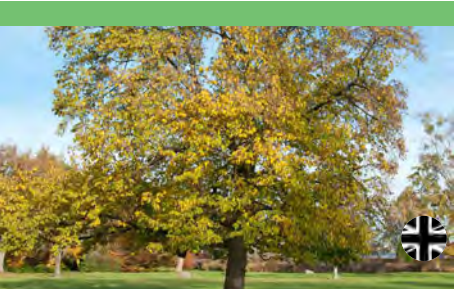
Podium & Roof Garden Trees



Acer ginnala
(Amur Maple)



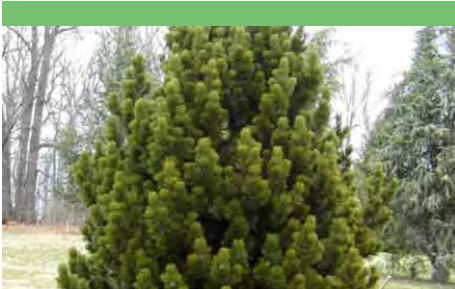
Cornus mas
(Cornelian cherry)



Ostrya carpinifolia
(Hop Hornbeam)



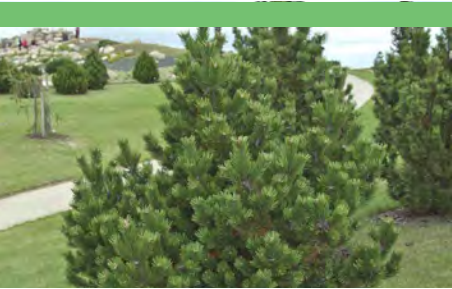
Arbutus unedo
(Strawberry Tree)



Pinus leucodermis 'Compact Gem'
(Bosnian Pine)



Pinus sylvestris 'Watereri'
(Dwarf Scots Pine)



Pinus mugo 'Gnom'
(Dwarf Mountain Pine)



Zelkova serrata
(Japanese zelkova)



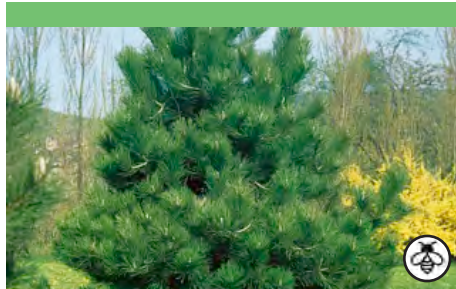
Genista aetnensis
(Mount Etna Broom)



Lagerstroemia indica
(Pride Of India)



Pinus halepensis
(Aleppo Pine)



Pinus nigra
(Austrian pine)

1.70 Landscape Strategies

1.70.1 Planting

A site-specific approach to planting has been developed, which responds to the needs of various character areas and scale of spaces around this development. A combination of native and adapted plants are proposed, with high durability and low water demand to soften the surrounding built form. Shade and feature trees define the spaces and provide a green ceiling, shelter and seasonal colour. Plant species consist predominantly of woodland understory plants at ground floor and Mediterranean plants at roof level to reflect the anticipated light levels. Each of the species mix includes different coloured flower and leaf types to reflect the character and function of the spaces.

The plant species generally include a mix of native and non-native pollinator species that have been selected for their biodiversity benefits. This selection aims to increase the diversity really aims to increase tree species diversity within the masterplan in order to:

- Support biodiversity
- Create resilient spaces and gardens that will withstand future predicted temperatures and drier conditions
- Create a model for future developments to show an attentive and responsible planting selection best equipped for the future by mixing appropriate drought-tolerant native species with non-native species.
- Create a strong identity and atmosphere to each area of the spaces with colours, seasonality and flowering species

Key

Aylesham Gardens

Rain Gardens

Urban Orchard

Woodland Planting

Garden Walk

Residential Communal Gardens

Biodiverse Wildflower Meadow Roof Planting

Lawn

X

Building Name



1.71 Landscape Strategies

1.71.1 Planting

● Aylesham Gardens - Woodland Edge Plant



- Plant species to complement the associated residential tree typology.
- A mixture of adaptive and native (to the UK) species are proposed for their aesthetic and ecological benefits.
- The space is to be largely shaded from the surrounding buildings.
- Shrub layer to provide structure and height with an ornamental herbaceous layer beneath and geophytes (bulbs) to provide seasonal interest.



Key Plan

Understorey Shrub Layer



Hamamelis x intermedia
(Witch Hazel)



Sarcococca confusa
(Sweet box)



Viburnum opulus
(Geulder Rose)



Cronus mas
(Cornelian cherry)



Aronia prunifolia
(Yellow Wax Bell)

Herbaceous Layer



Euphorbia amygdaloides
(Wood Spurge)



Liriope muscari
(Lily Turf)



Astrantia major
(Great Masterwort)



Kirengeshoma palmata
(Yellow Wax Bell)



Hemerocallis 'Citrina'
(Day Lily)

Geophytes



Tulipa polychroma
(Wild Tulip)



Hyacinthoides non-scripta
(Bluebell)



Chionodoxa forbesii
(Forbes' Squill)



Narcissus pseudonarcissus
(Daffodil)



Muscari armeniacum
(Grape Hyacinth)

Key

Sunny Condition

Part Shade Condition

Shady Condition

Native (to the UK) Plant Species

RHS Pollinator Friendly Plant Species

1.72 Landscape Strategies

1.72.1 Planting

● Raingarden - Woodland Edge Plant Community



- Rain gardens would capture rainwater runoff from the adjacent hard standing as part of the scheme's Sustainable Urban Drainage network.
- Both native (to the UK) and adapted plant species are specified to cope with both dry and wet conditions and create spatial complexity to support biodiversity.
- Plant species to provide ornamental as well as ecological benefits.



Key Plan

Shrub Layer



Aronia prunifolia
(Chokeberry)



Cornus sanguinea
(Dogwood)



Stachyurus praecox
(Early stachyurus)



Calycanthus 'Aphrodite'
(Sweetshrub)



Viburnum opulus
(Geulder Rose)

Herbaceous Layer



Actaea japonica
Japanese bugbane



Carex remota
(Common Sedge)



Persicaria amplexicaulis
(Red Bistort)



Amsonia taberaemontana
(Eastern Bluestar)



Aruncus vulgaris
(Kamchatka goat's beard)

Geophytes



Aquilegia vulgaris
(Columbine)



Iris sibirica
(Flag Iris)



Leucojum vernum
(Spring Snowflake)



Narcissus pseudonarcissus
(Daffodil)



Camassia leichtlinii
(Camassia)

Key

Sunny Condition  Part Shade Condition  Shady Condition  Native (to the UK) Plant Species  RHS Pollinator Friendly Plant Species 

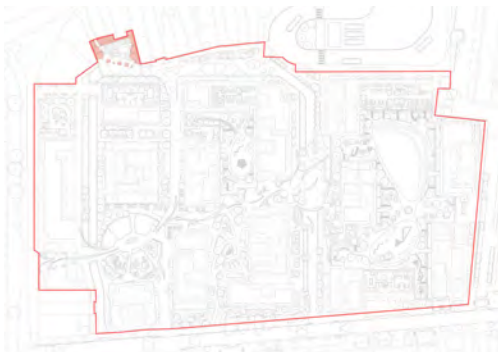
1.73 Landscape Strategies

1.73.1 Planting

Urban Orchard - Woodland Edge Plant Community



- Plant species to complement the associated residential tree typology.
- A mixture of a edible fruits shrubs and meadow-like planting with grasses and herbaceous perennials.



Key Plan

Edible Shrubs



Asimina triloba
(Pawpaw)



Decaisnea fargesii
(Blue Sausage)



Vaccinium corymbosum
(Blueberry)



Ribes rubrum
(Redcurrant)



Aronia prunifolia
(Chokeberry)

Herbaceous Layer



Sesleria autumnalis
(Autumn Moor Grass)



Salvia nemorosa 'Caradonna'
(Salvia)



Astrantia major
(Great Masterwort)



Dianthus carthusianorum
(Clusterhead)



Thymus serpyllum
(Wild Thyme)

Geophytes



Tulipa polychroma
(Wild Tulip)



Allium 'Summer Beauty'
Ornamental onion



Chionodoxa forbesii
(Forbes' Squill)



Narcissus pseudonarcissus
(Daffodil)



Muscari armeniacum
(Grape Hyacinth)

Key

Sunny Condition

Part Shade Condition

Shady Condition

Native (to the UK) Plant Species

RHS Pollinator Friendly Plant Species

1.74 Landscape Strategies

1.74.1 Planting

Garden Walk - Woodland Plant Community



- Chosen species to complement the associated tree types
- A mixture of adapted and native (to the UK) species has been chosen for their appearance and for their ecological benefits.
- The shrub layer would provide structure and height with an ornamental herbaceous layer beneath to add dynamism, including geophytes (bulbs) to provide seasonal interest.
- Colour palette to be a muted white, cream, and pale yellow to create a calm environment.



Key Plan

Understorey Shrub Layer



Viburnum opulus
(Geulder Rose)



Viburnum lantana
(Common Wayfaring Tree)



Hamamelis x intermedia
(Whitch Hazel)



Hydrangea quercifolia
(Oak-leaved Hydrangea)



Sarcococca hookeriana
(Sweet Box)

Herbaceous Layer



Dryopteris filix-mas
(Male Fern)



Geranium macrorrhizum
(Bigroot Crainsbill)



Epimedium x perralchicum
(Barrenwort)



Pulmonaria 'Ice Ballet'
(Lungwort)



Polygonatum x hybridum
(Solomon's Seal)

Geophytes



Tulipa sylvestris
(Wild Tulip)



Anemone nemorosa
(Wood Anemone)



Galanthus nivalis
(Snow Drop)



Convallaria majalis
(Lily of the Valley)



Erythronium 'White Beauty'
(Dog-toothed Lily)

Key

Sunny Condition  Part Shade Condition  Shady Condition  Native (to the UK) Plant Species  RHS Pollinator Friendly Plant Species 

1.75 Landscape Strategies

1.75.1 Planting

Woodland



- Chosen species to complement the associated Woodland tree typology and to provide a native (to the UK) shrub understory and ground cover to the woodland habitat.



Key Plan

Understorey Shrub Layer



Viburnum opulus
(Geulder Rose)



Hydrangea quercifolia
(Oakleaved Hydrangea)



Viburnum lantana
(Wayfaring tree)



Ruscus aculeatus
(Butcher's Broom)



Viburnum tinus
(Laurustinus)

Herbaceous Layer



Matteuccia struthiopteris
(Shuttlecock Fern)



Iris foetidissima
(Stinking Iris)



Polystichum setiferum
(Shield Fern)



Campanula trachelium
(Nettle Leaved Bellflower)



Carex divulsa
(Sedge)

Geophytes



Hyacinthoides non-scripta
(Bluebell)



Galanthus nivalis
(Snowdrop)



Allium ursinum
(Wild Garlic)



Narcissus
(Wild Daffodil)



Convallaria majalis
(Lily of the Valley)

Key

Sunny Condition

Part Shade Condition

Shady Condition

Native (to the UK) Plant Species

RHS Pollinator Friendly Plant Species