

5. Results and Discussion

Winter and Summer Comfort Ground and Elevated Amenity Contours

The Summer and Winter Comfort Contours are shown in Figures 12 through 15.

One scenario is shown: (1); Proposed Scheme with Existing Surrounds and Proposed Mitigation.

Winter Observations

- At the ground levels, the key intended uses during the Winter are Standing at entrances and bus stops, and Walking along thoroughfares and roads.
- The Winter seasonal results show at ground level the wind conditions at all locations are suitable for their intended use.
- Note** The presented results show full consistency with the previous submitted wind tunnel testing throughout the site and surrounds where the design and proposed mitigation remains unchanged.

The Winter Comfort Contours for the elevated amenity are shown in Figures 13.

Summer Observations

- On the elevated amenity levels, the key intended uses during the Summer are Occasional Sitting in areas accessible to the public/occupants and Walking in areas that are only accessible to maintenance workers.
- The Summer seasonal results show at elevated amenity the wind conditions at all locations are suitable for their intended use.

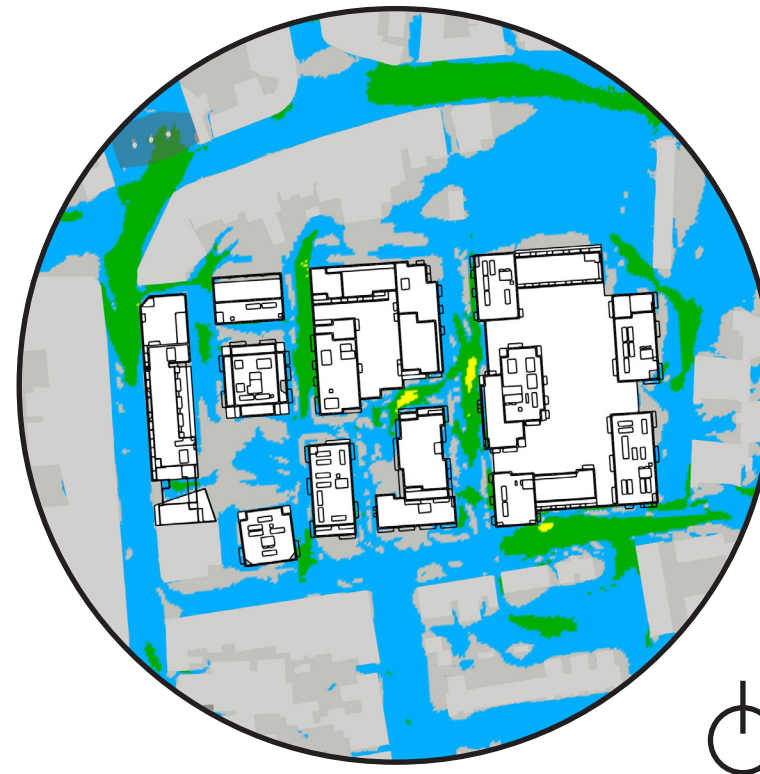
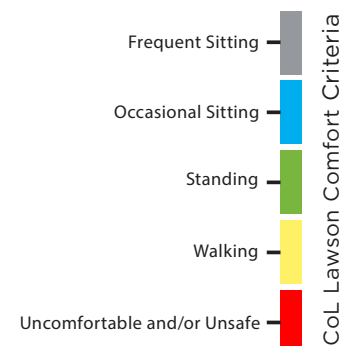


Figure 12. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Winter Condition, Ground Level



Figure 13. CoL CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Winter Condition, Elevated Amenity

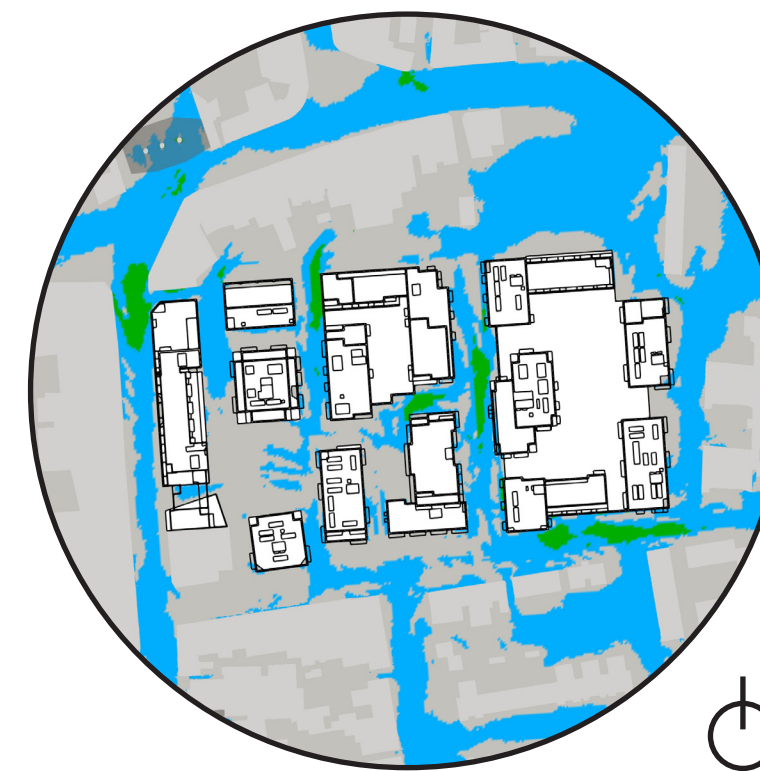


Figure 14. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Ground Level

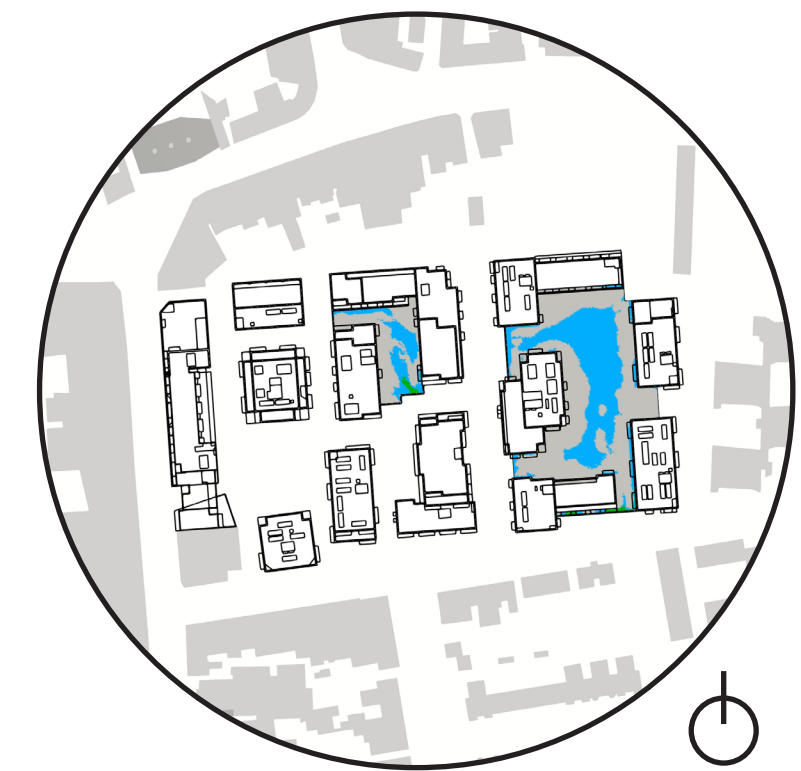


Figure 15. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Elevated Amenity

5. Results and Discussion

Summer Comfort Elevated Balcony and Terrace Contours

The Summer Balcony and Terrace Comfort Contours are shown in Figures 16 through 17.

One scenario is shown: (1); Proposed Scheme with Existing Surrounds and Proposed Mitigation.

Observations

- On the elevated Balcony and Terrace levels, the key intended uses during the Summer are Occasional Sitting in areas accessible to the public/occupants and Walking in areas that are only accessible to maintenance workers.
- In the Proposed Scheme with Existing Surrounds and Proposed Mitigation the wind conditions on the elevated Balcony and Terrace levels are suitable for the intended use in most areas. However, there are some isolated areas where the wind conditions are unsuitable for the intended use, including:
 - Isolated areas on the balconies

Based on the currently tested mitigation measures and the minor remaining areas of wind comfort issues it can be concluded that, with the inclusion of similar mitigation measures to the ones already tested in other areas (i.e. 1.5m Balustrades), the remaining uncomfortable areas on balconies and terrace, as shown within this report, will thereafter have acceptable conditions.

Furthermore, the development would then be deemed safe and comfortable for its intended usage in all areas.

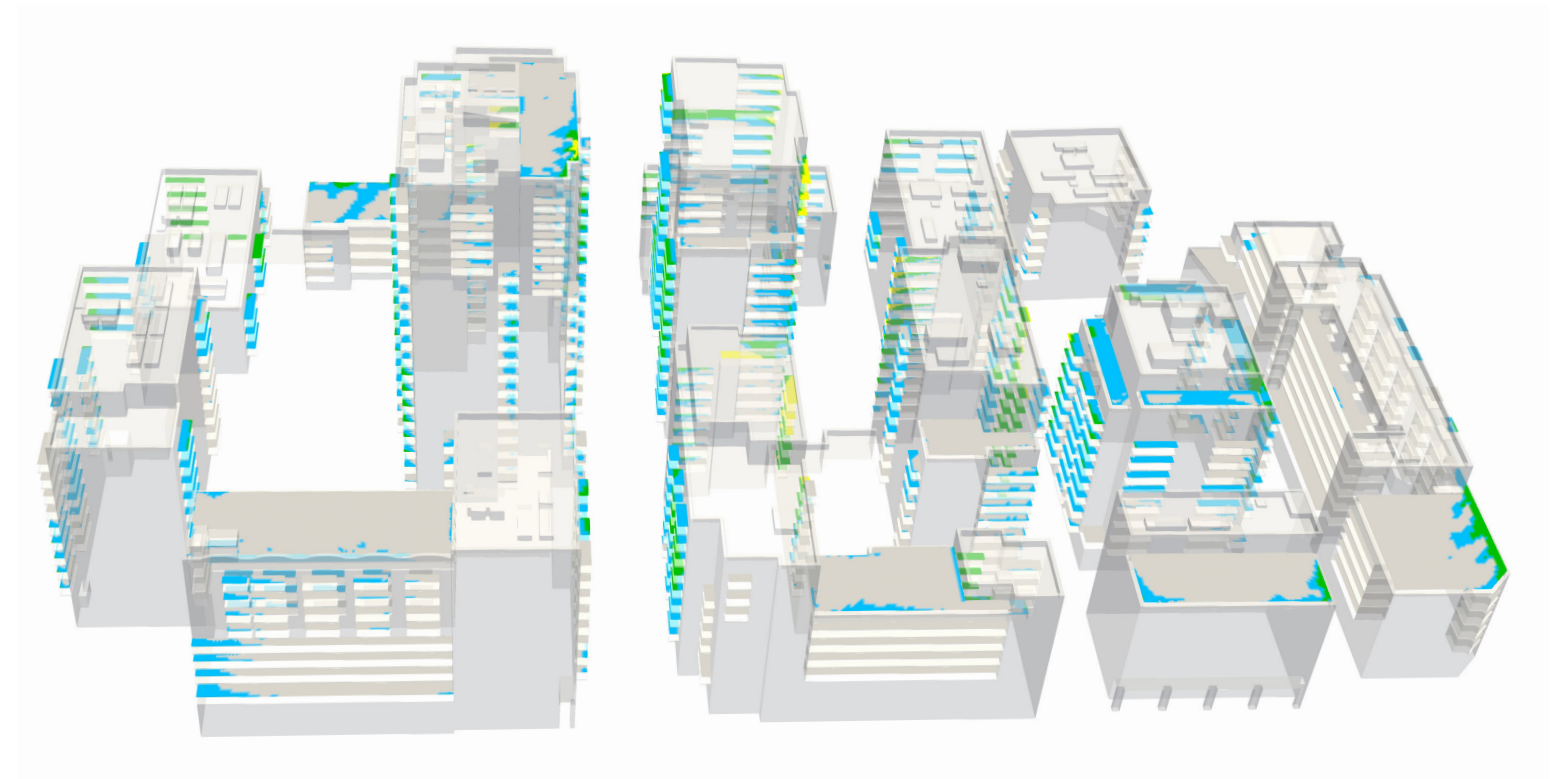
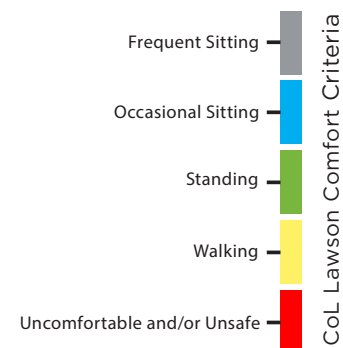


Figure 16. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Balconies, Northern Aspect



Figure 17. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Balconies, Eastern Aspect

5. Results and Discussion

Summer Comfort Elevated Balcony and Terrace Contours

The Summer Balcony and Terrace Comfort Contours are shown in Figures 18 through 19.

One scenario is shown: (1); Proposed Scheme with Existing Surrounds and Proposed Mitigation.

Observations

- On the elevated Balcony and Terrace levels, the key intended uses during the Summer are Occasional Sitting in areas accessible to the public/occupants and Walking in areas that are only accessible to maintenance workers.
- In the Proposed Scheme with Existing Surrounds and Proposed Mitigation the wind conditions on the elevated Balcony and Terrace levels are suitable for the intended use in most areas. However, there are some isolated areas where the wind conditions are unsuitable for the intended use, including:
 - Isolated areas on the balconies

Based on the currently tested mitigation measures and the minor remaining areas of wind comfort issues it can be concluded that, with the inclusion of similar mitigation measures to the ones already tested in other areas (i.e. 1.5m Balustrades), the remaining uncomfortable areas on balconies and terrace, as shown within this report, will thereafter have acceptable conditions.

Furthermore, the development would then be deemed safe and comfortable for its intended usage in all areas.

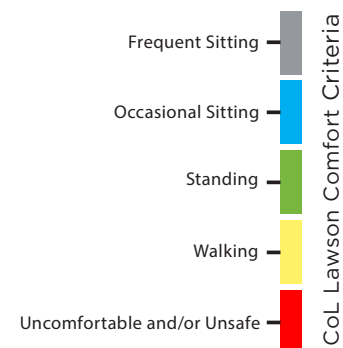


Figure 18. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Balconies, Southern Aspect

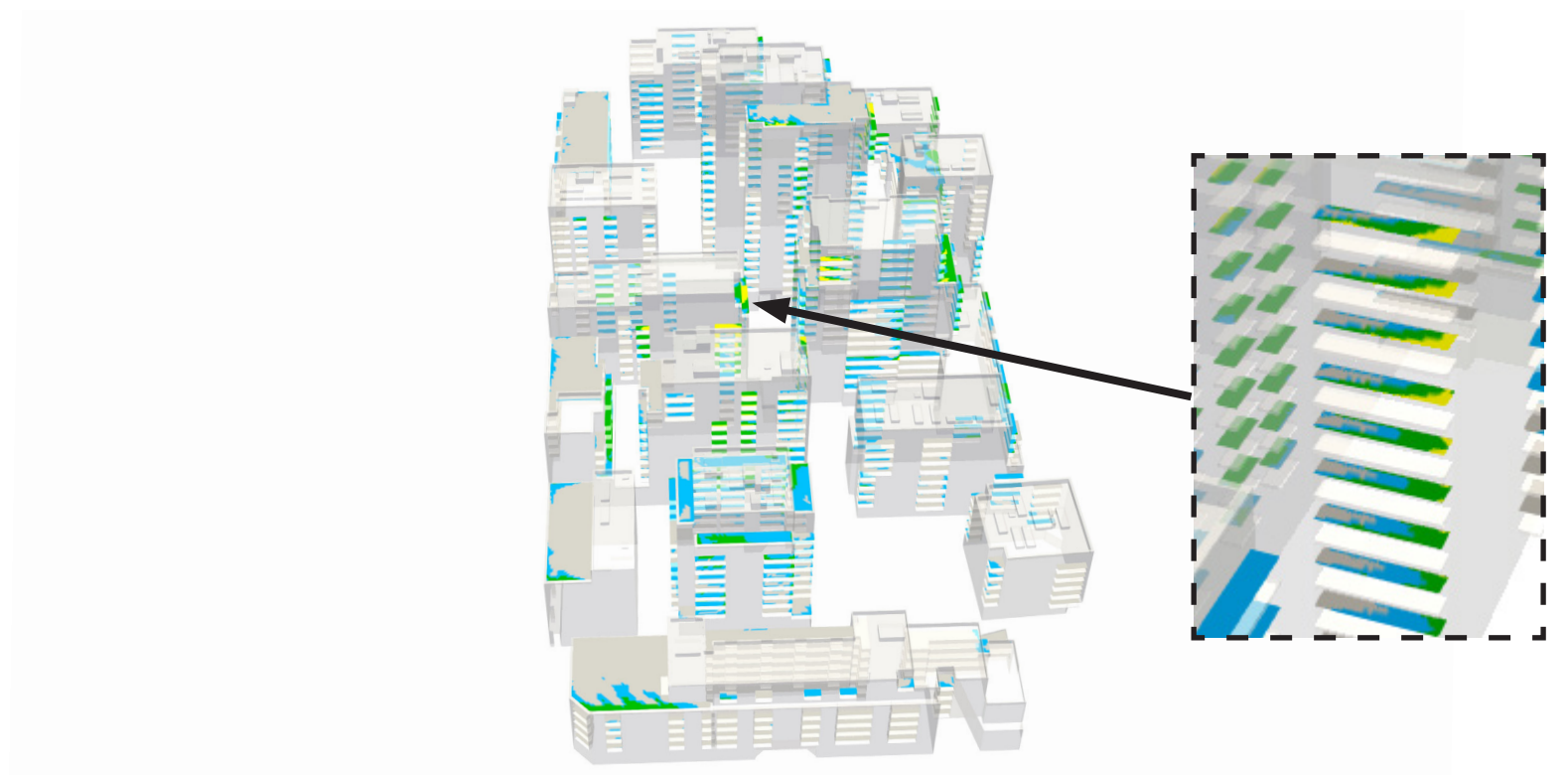


Figure 19. CoL Comfort Contours, Proposed Scheme with Existing Surrounds and Proposed Mitigation, Summer Condition, Balconies, Western Aspect

6. Summary and Conclusions

The results of the assessment show that the wind conditions at the ground level are safe. The wind conditions on the elevated levels are also safe.

- Note** The presented results show full consistency with the previous submitted wind tunnel testing throughout the site and surrounds where the design and proposed mitigation remains unchanged.

The results of the assessment also show that the wind conditions at the ground and elevated levels are suitable for the intended use in nearly all areas. However, there are some moderate isolated areas where the wind conditions are unsuitable for the intended use, including:

- Isolated areas on the balconies

Based on the currently tested mitigation measures and the minor remaining areas of wind comfort issues it can be concluded that, with the inclusion of similar mitigation measures to the ones already tested in other areas (i.e. 1.5m Balustrades), the remaining uncomfortable areas on balconies and terrace, as shown within this report, will thereafter have acceptable conditions.

Furthermore, the development would then be deemed safe and comfortable for its intended usage in all areas.

Furthermore, where there were significant residual adverse effects previously identified in the ES, these are shown to be removed with the mitigation tested.

7. References

1. Australian and New Zealand Standard, AS/NZS1170.2:2011, "Structural Design Actions"
2. Aynsley, R.M., Melbourne, W., Vickery, B.J., 1977, "Architectural Aerodynamics", Applied Science Publishers.
3. Davenport, A.G., 1972, "An approach to human comfort criteria for environmental conditions", Colloquium on Building Climatology, Stockholm.
4. Davenport, A.G., 1977, "The prediction of risk under wind loading", 2nd International Conference on Structural Safety and Reliability, September 19-21, 1977, Munich, Germany, pp. 511-538.
5. Deaves, D. M. and Harris, R. I. 1978, "A mathematical model of the structure of strong winds." Construction Industry and Research Association (U.K), Report 76.
6. International Organisation for Standardisation, ISO4354:2009, "Wind Actions on Structures".
7. Lawson, T.V., 1973, "The wind environment of buildings: a logical approach to the establishment of criteria", Bristol University, Department of Aeronautical Engineering.
8. Lawson, T.V., 1975, "The determination of the wind environment of a building complex before construction", Bristol University, Department of Aeronautical Engineering.
9. Lawson, T.V., 1980, "Wind Effects on Buildings - Volume 1, Design Applications", Applied Science Publishers Ltd, Ripple Road, Barking, Essex, England.
10. Melbourne, W.H., 1978, "Criteria for Environmental Wind Conditions", Journal of Wind Engineering and Industrial Aerodynamics, vol.3, pp.241-249.
11. Melbourne, W.H., 1978, "Wind Environment Studies in Australia", Journal of Wind Engineering and Industrial Aerodynamics, vol.3, pp.201-214.
12. Penwarden, A.D., and Wise A.F.E., 1975, "Wind Environment Around Buildings", Building Research Establishment Report, London.
13. Rofail, A.W., 2007, "Comparison of Wind Environment Criteria against Field Observations", 12th International Conference of Wind Engineering (Volume 2), Cairns, Australia

Appendix A

Wind Effects Glossary

Appendix A - Wind Effects Glossary

A.1 Downwash and Upwash Effects

The downwash wind effect occurs when wind is deflected down the windward face of a building, causing accelerated winds at pedestrian level. This can lead to other adverse effects as corner acceleration as the wind attempts to flow around the building, as seen in Figure A.1.

This can also lead to recirculating flow in the presence of a shorter upstream building, causing local ground level winds to move back into the prevailing wind.

The upwash effect occurs near upper level edge of a building form as the wind flows over the top of the building. This has the potential to cause acceleration of winds near the leading edge, as well as potentially reattaching onto the roof area. This effect causes wind issues particularly near the leading edges of tall building and on the rooftop areas if there is sufficient depth along the wind direction. Upwash is more apparent in taller towers and podia.

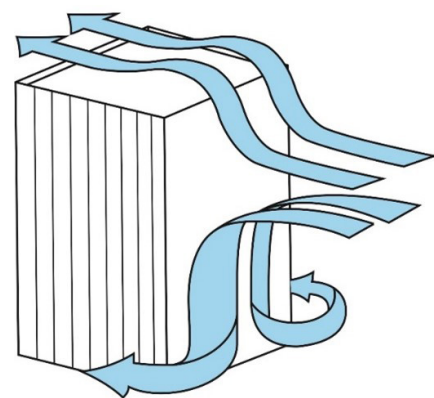


Figure A.1. Downwash Leading to Corner Wind Effect, and Upwash Effects

A.2 Funnelling/Venturi Effect

Funnelling occurs when the wind interacts with two or more buildings which are located adjacent to each other, which results in a bottleneck, as shown in Figure A.2. This causes the wind to be accelerated through the gap between the buildings, resulting in adverse wind conditions and pedestrian discomfort within the constricted space. Funnelling effects are common along pedestrian links and thoroughfares generally located between neighbouring buildings that have moderate gaps between them.

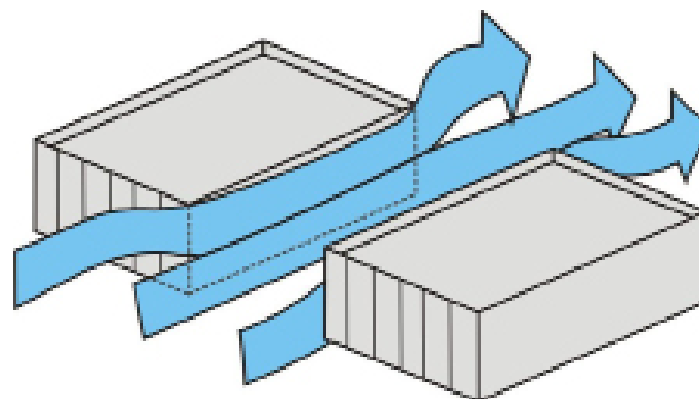


Figure A.2. Funnelling/Venturi Wind Effect

A.3 Gap Effect

The gap effect occurs in small openings in the façade that are open to wind on opposite faces, as seen in Figure A.3. This can involve a combination of funnelling and downwash effects. Presenting a small gap in the façade on the windward aspect as the easiest means through which the wind can flow through can result in wind acceleration through this gap. The pressure difference between the windward façade and the leeward façade also tends to exacerbate the wind flow through this gap.

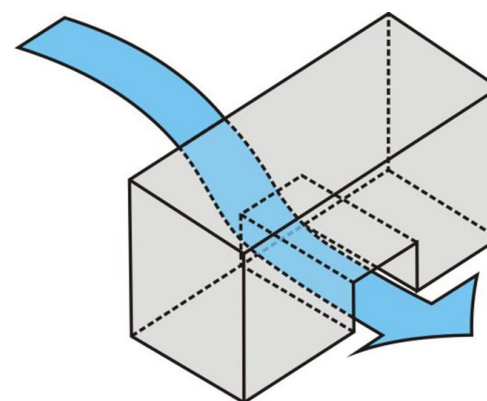


Figure A.3. Gap Wind Effect

A.4 Sidestream and Corner Effects

The sidestream effect is due to a gradual accumulation of wind shearing along the building façade that eventuates in an acceleration corner effect. The flow is parallel to the façade and can be

exacerbated by downwash effects as well, or due to corner effect winds reattaching on the façade.

This is shown in Figure A.4. The corner refers to the acceleration of wind at the exterior vertical edge of a building, caused by the interaction of a large building massing with the incident wind, with the flow at the corner being accelerated due to high pressure differentials sets up between the windward façade and the orthogonal aspects. It can be further exacerbated by downwash effects that build up as the flow shears down the façade.

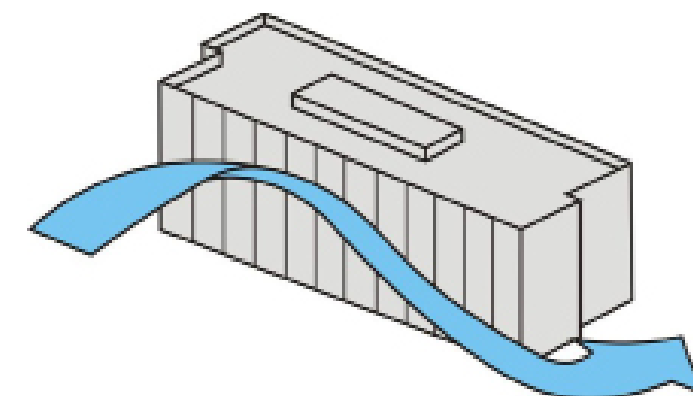


Figure A.4. Sidestream and Corner Wind Effect

A.5 Stagnation

Stagnation in a region refers to an area where the wind velocity is significantly reduced due to the effect of the flow being impeded by the bluff body. For a particular prevailing wind direction, this is typically located near the middle of the windward face of the building form or over a short distance in front of the windward face of a screen or fence. Concave building shapes tend to create an area of stagnation within the cavity, and wind speeds are generally low in these areas.

Appendix B

Wind Speed Up Fields

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

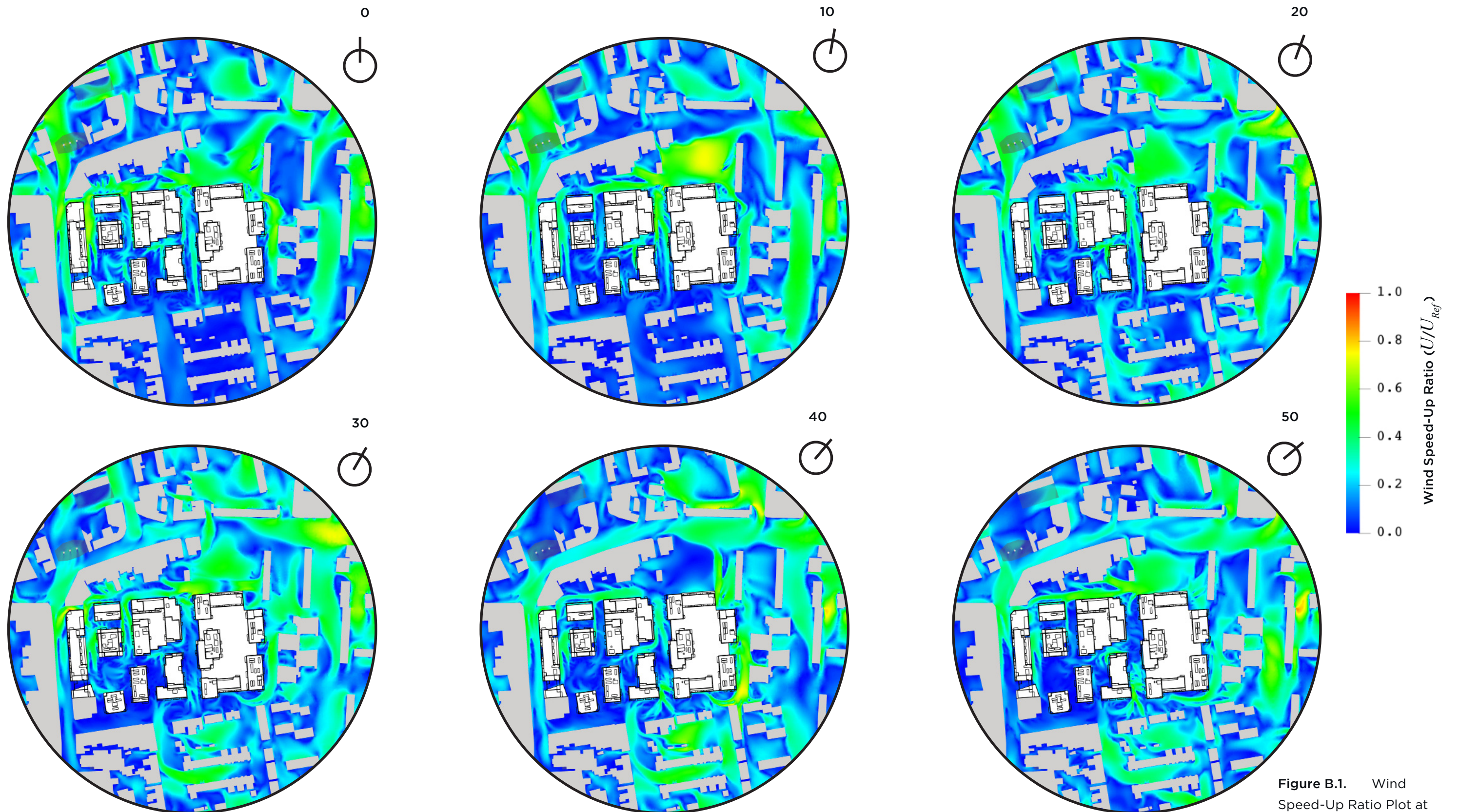


Figure B.1. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

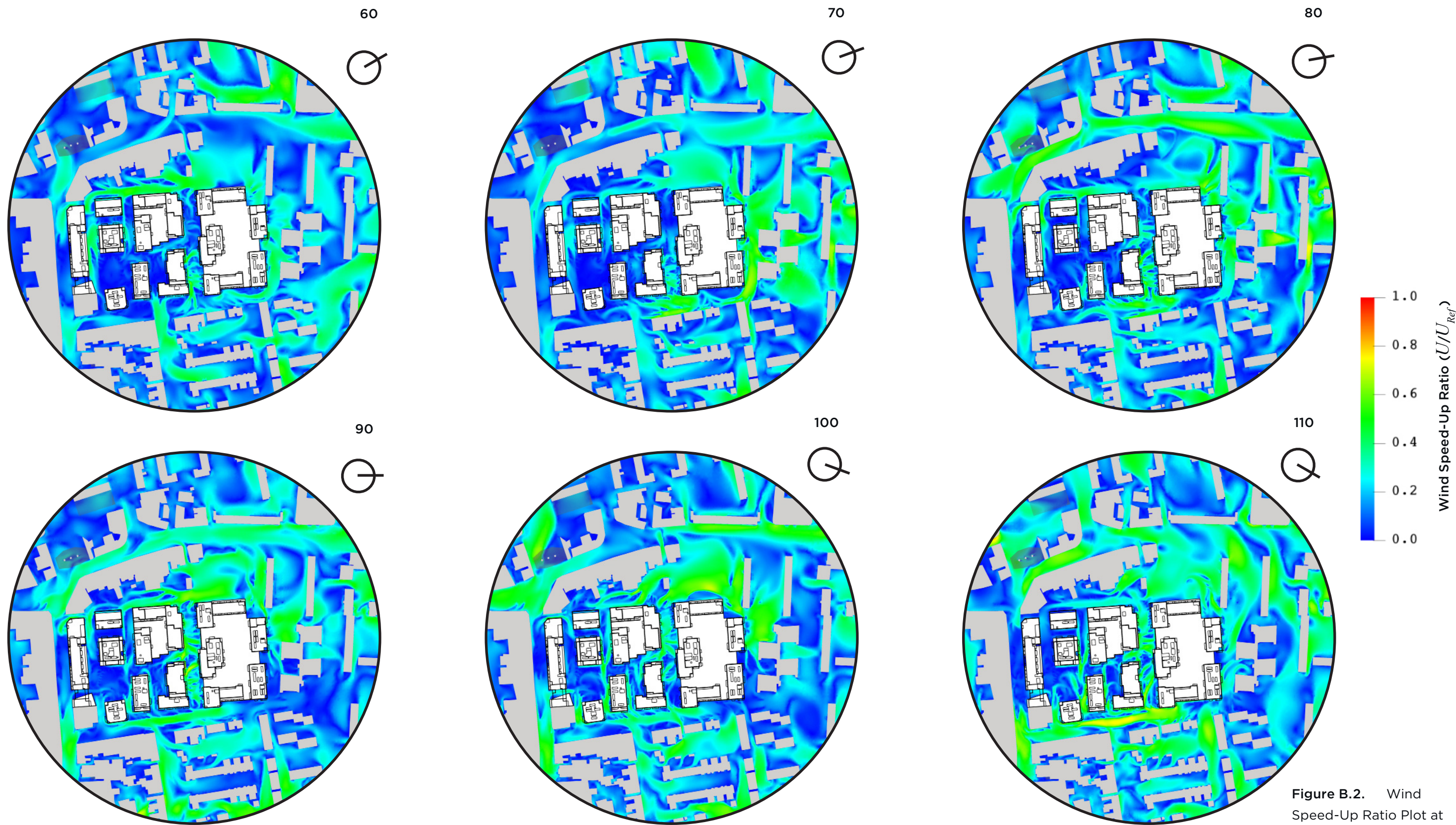


Figure B.2. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

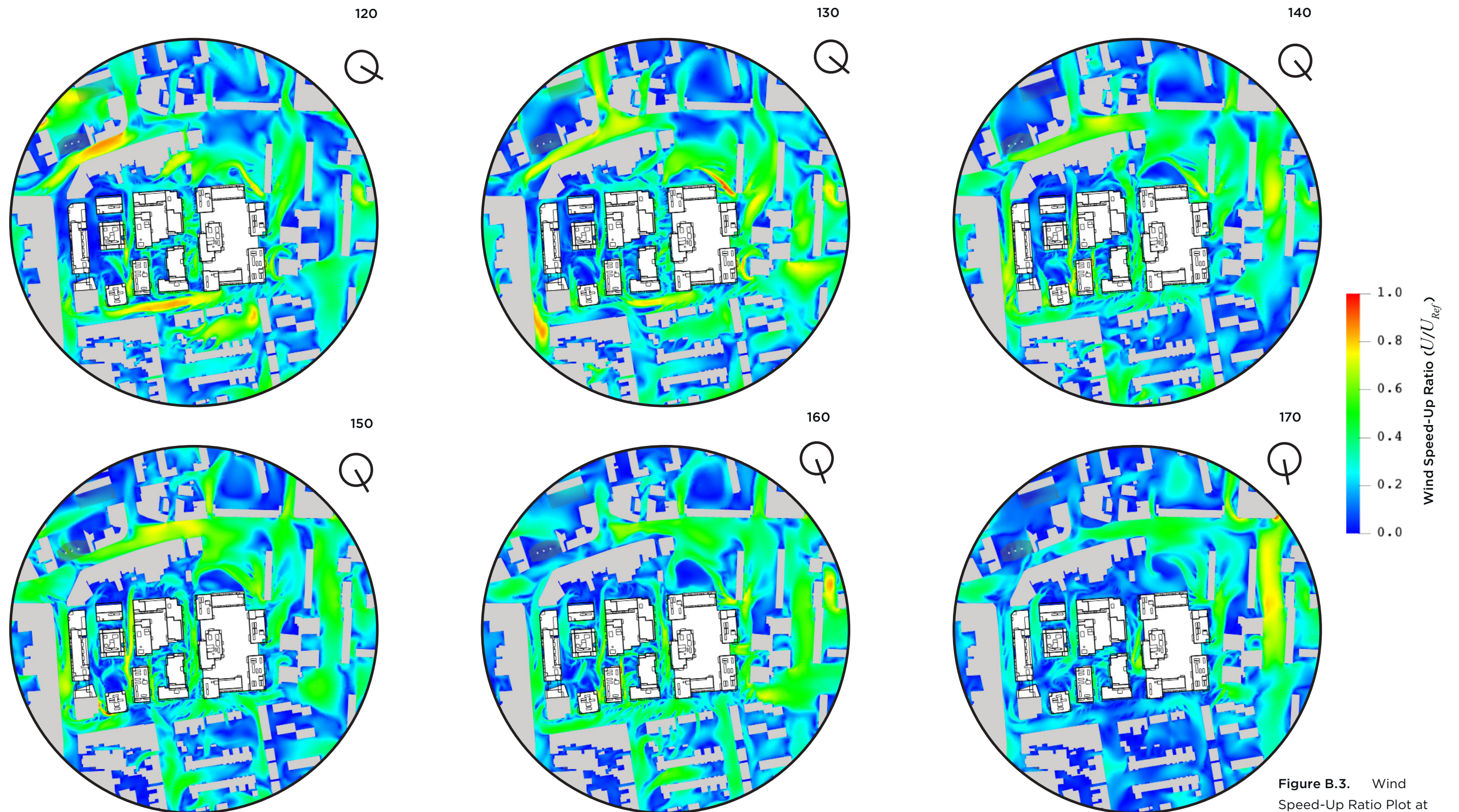


Figure B.3. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

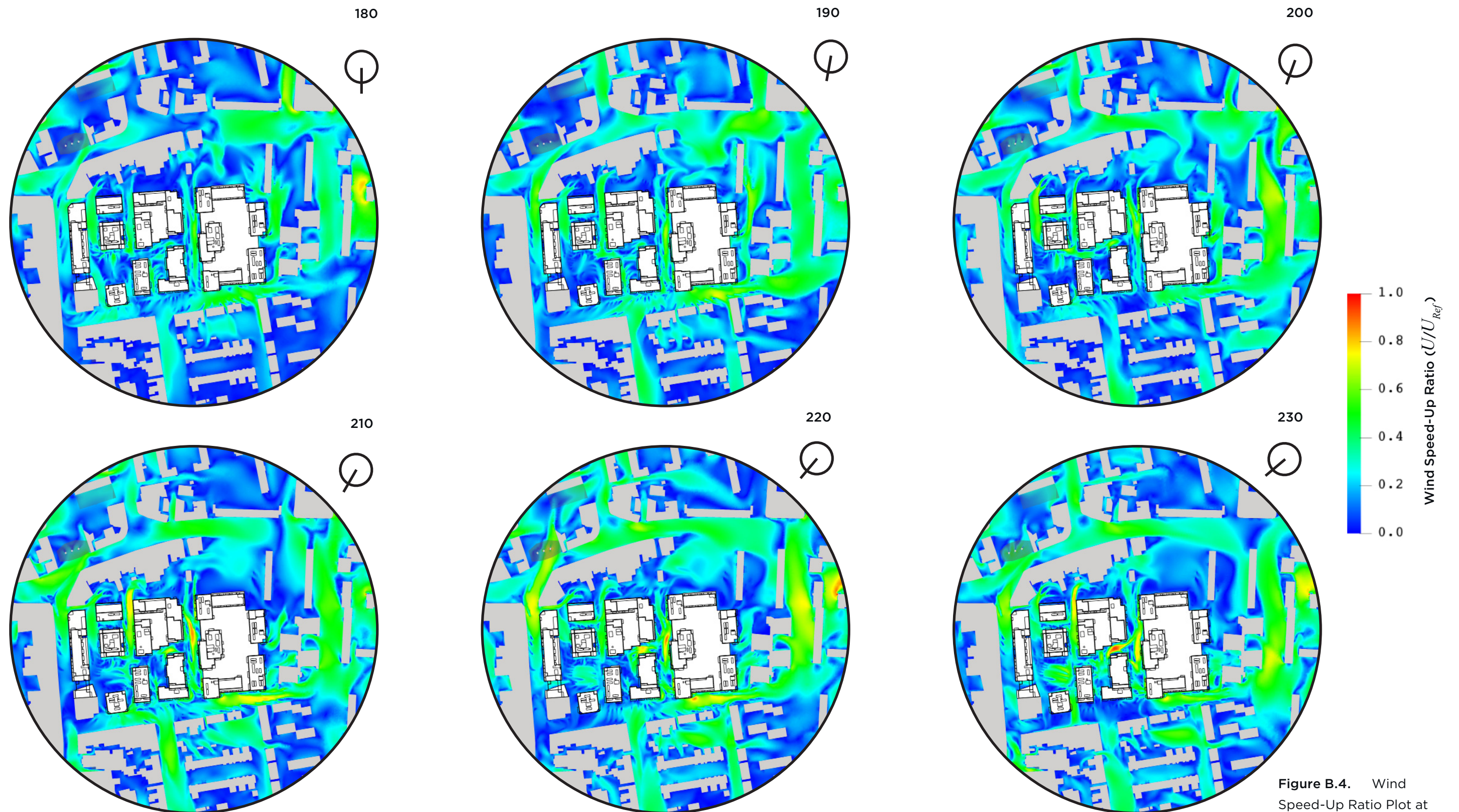


Figure B.4. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

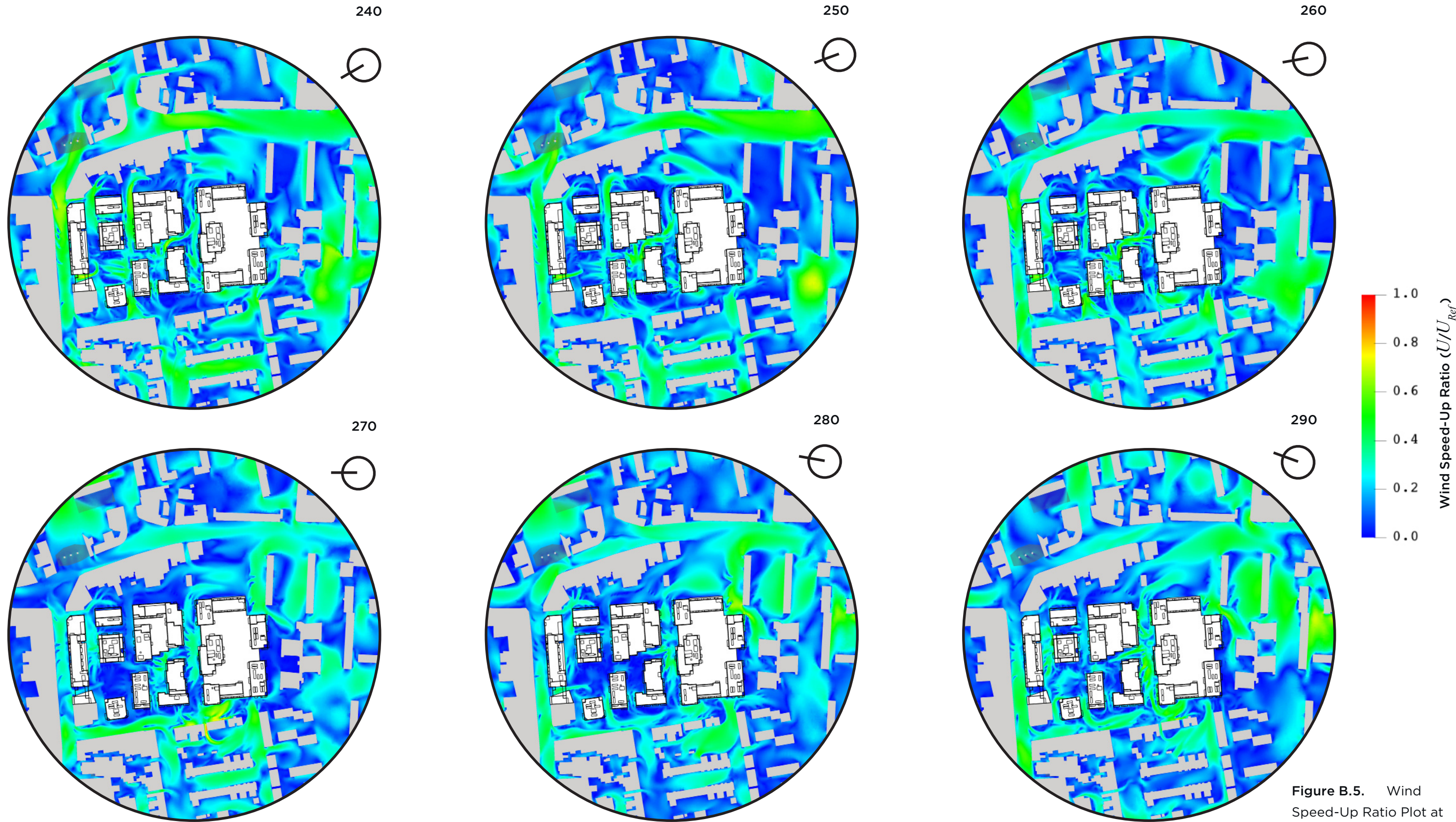


Figure B.5. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix B - Wind Speed Up Fields
- Proposed In Existing and Proposed Mitigation

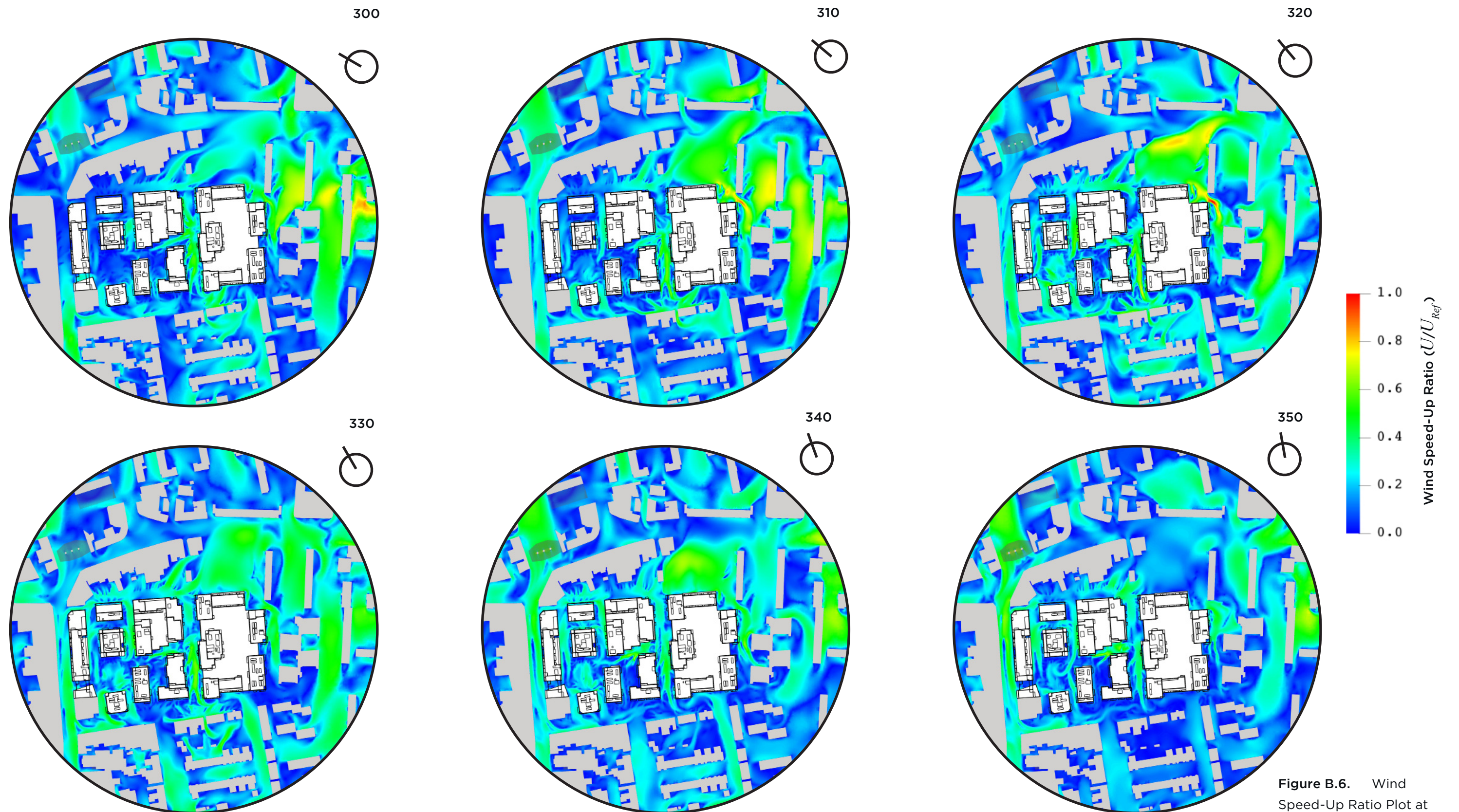


Figure B.6. Wind Speed-Up Ratio Plot at 1.5m Height

Appendix C

Tested Mitigation Outline

Appendix C - Tested Mitigation Outline

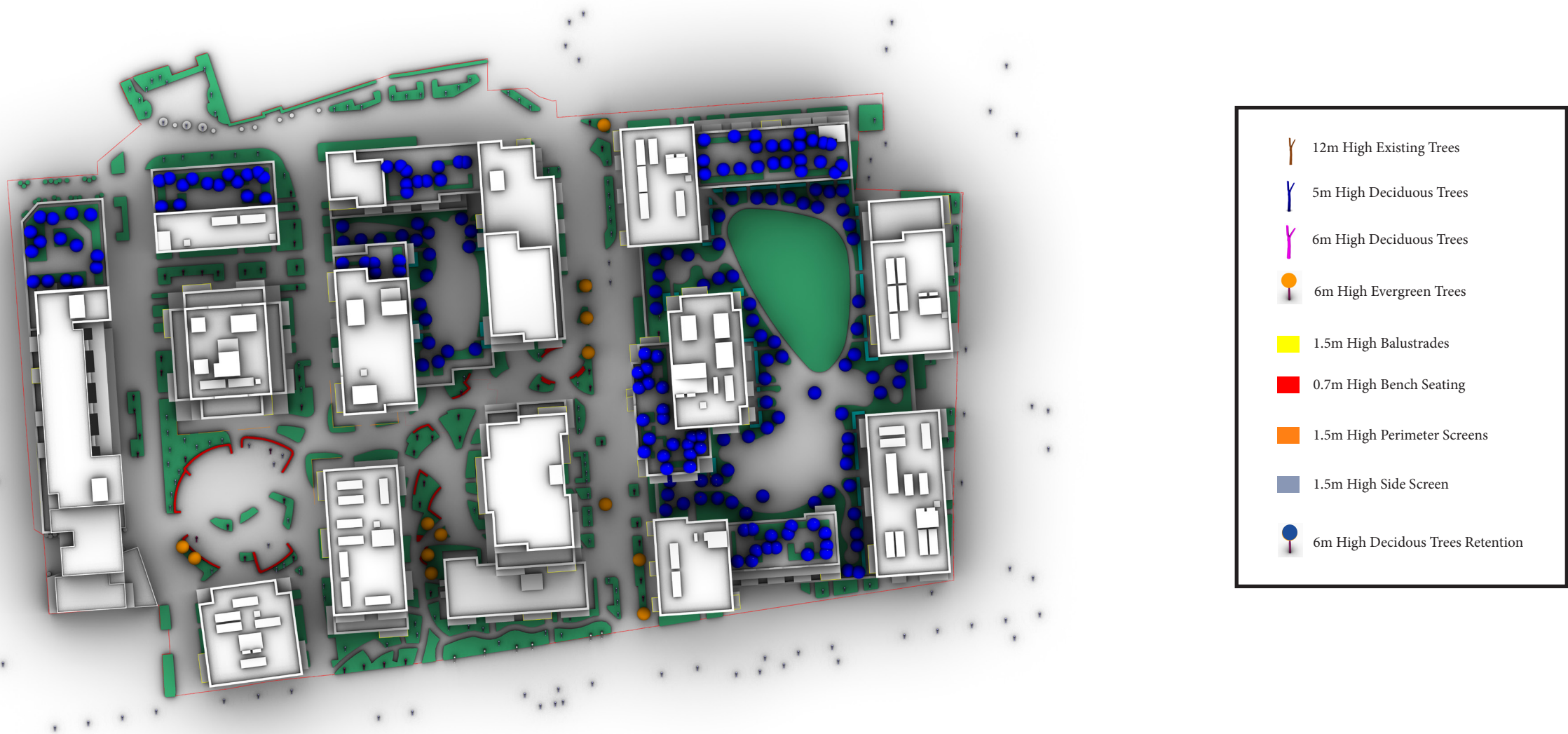


Figure C.1. Mitigation Render - Plan View

Appendix C - Tested Mitigation Outline

	12m High Existing Trees		1.5m High Balustrades		6m High Deciduous Trees Retention
	5m High Deciduous Trees		0.7m High Bench Seating		
	6m High Deciduous Trees		1.5m High Perimeter Screens		
	6m High Evergreen Trees		1.5m High Side Screen		

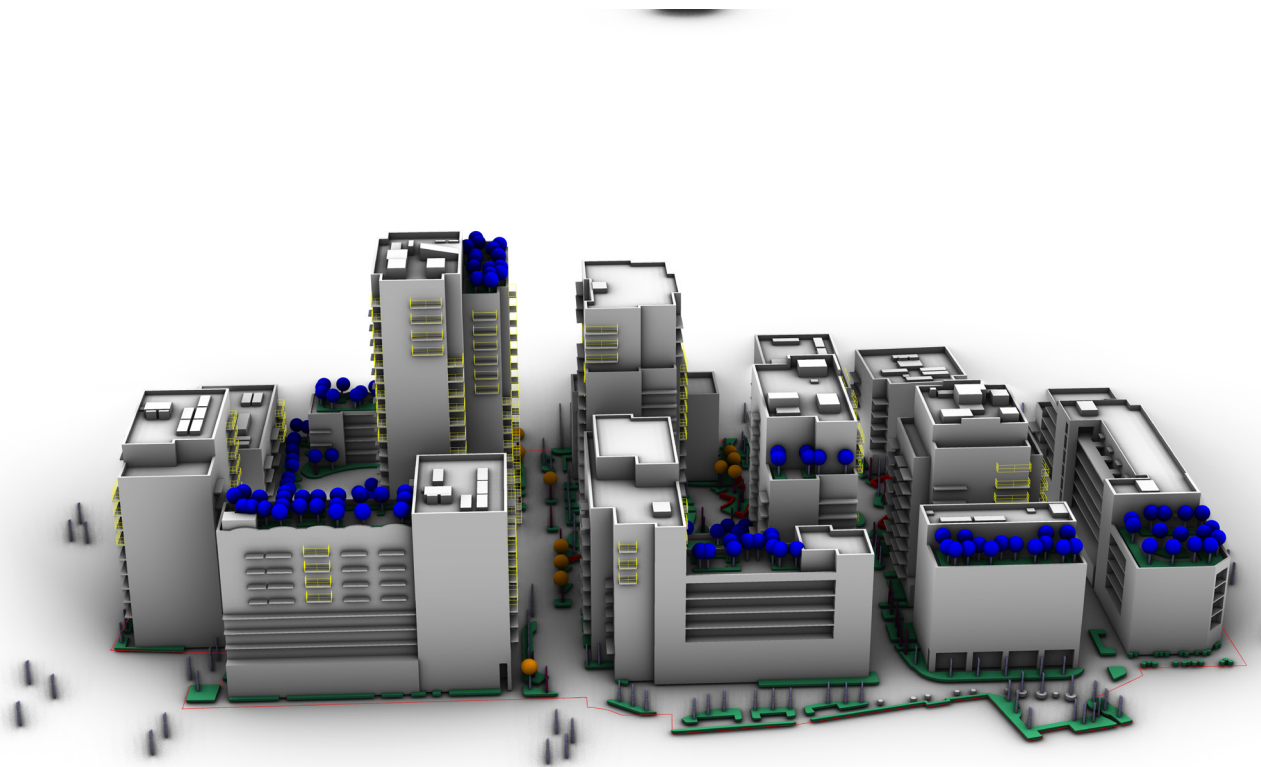


Figure C.2. Mitigation Render - Northern Aspect

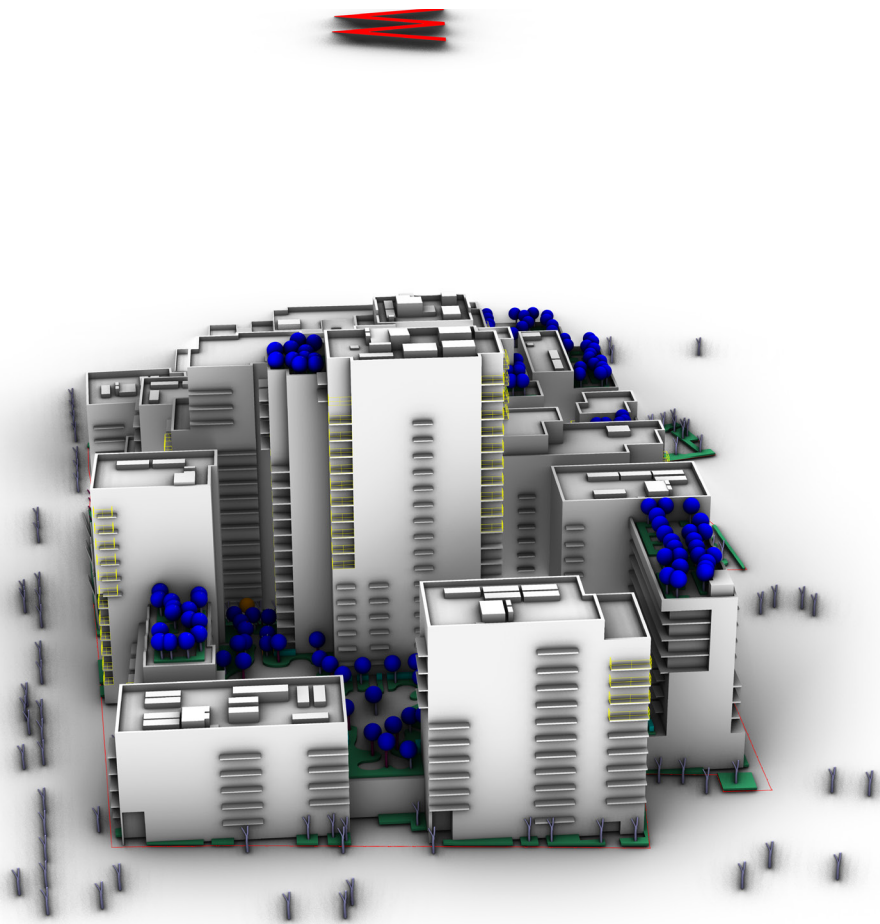


Figure C.3. Mitigation Render - Eastern Aspect

Appendix C - Tested Mitigation Outline

	12m High Existing Trees		1.5m High Balustrades		6m High Deciduous Trees Retention
	5m High Deciduous Trees		0.7m High Bench Seating		
	6m High Deciduous Trees		1.5m High Perimeter Screens		
	6m High Evergreen Trees		1.5m High Side Screen		

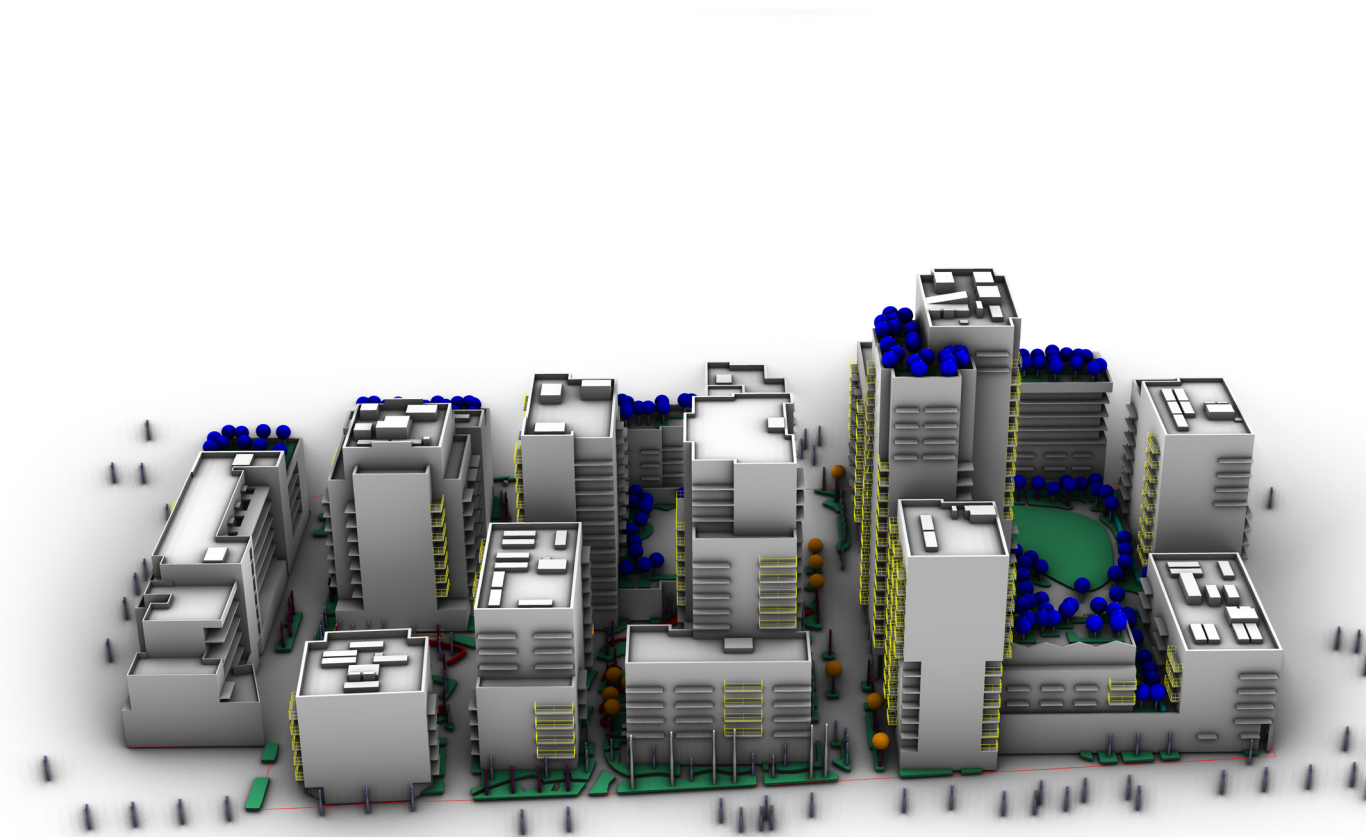


Figure C.4. Mitigation Render - Southern Aspect

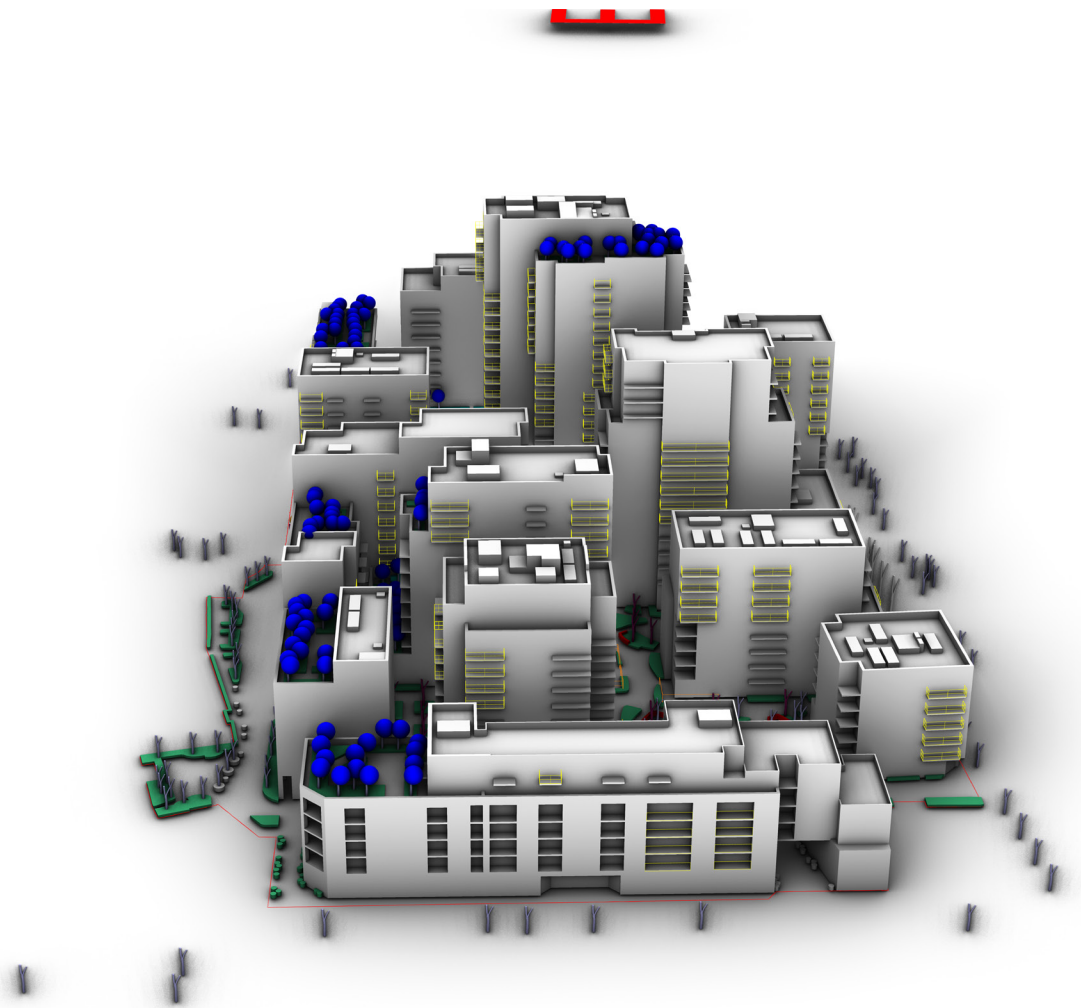


Figure C.5. Mitigation Render - Western Aspect

Appendix: Archaeology

Annex 1: Bibliography of Guidance and Legislations

Annex 2: Addendum to the 2024 Archaeological Desk-Based Assessment (DBA)

Appendix: Archaeology

Annex 1: Bibliography of Guidance and Legislations

Annex 2: Addendum to the 2024 Archaeological Desk-Based Assessment (DBA)

**Aylesham Centre
Guidance/Legislation Bibliography
ES Addendum Appendix 12.1**

1 Bibliography

1.1 Published and documentary sources

- ClfA [Chartered Institute for Archaeologists] 2020a *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*. Published December 2014, updated October 2020, Reading
- ClfA [Chartered Institute for Archaeologists] 2020b *Standards and guidance for historic environment desk-based assessment*. Published December 2014, updated January 2017 and October 2020, Reading
- ClfA [Chartered Institute for Archaeologists] 2020c *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*. Published December 2014, updated June 2019 and October 2020, Reading
- DCLG [Department for Communities and Local Government] March 2014 *Conserving and Enhancing the Historic Environment: Planning Practice Guide*
- EH [English Heritage] 2008 *Conservation principles, policies and guidance*. Swindon
- GLA [Greater London Authority] 2021 *The London Plan: The Spatial Development Strategy for Greater London*. Published 2nd March 2021
- GLAAS [Greater London Archaeological Advisory Service] 2015 *Guidelines for Archaeological Projects in Greater London*. Greater London Archaeological Advisory Service; Historic England, April 2015
- HE [Historic England] 2015a *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.
- HE [Historic England] 2015b *Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 2*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.
- HE [Historic England] 2017 *Conservation Principles for the Sustainable Management of the Historic Environment*, Consultation Draft, 10th November 2017
<https://content.historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft.pdf>
- HE [Historic England] 2019a *Piling and Archaeology: Guidance and Good Practice*. Swindon. Historic England
- HE [Historic England] 2019b *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon. Historic England
- IEMA [The Institute of Environmental Management and Assessment] 2021 *Principles of Cultural Heritage Impact Assessment in the UK*
- LBS [London Borough of Southwark] 2022 *The Southwark Plan, 2019-2036*, adopted 23 February 2022
- MHCLG [Ministry of Housing, Communities & Local Government, formerly the Department for Levelling Up, Housing and Communities] 2023 *National Planning Policy Framework*
- National Highways 2020 *Design Manual for Roads and Bridges (DMRB): sections LA 101–LA 103 and LA 106 Cultural heritage assessment*

Appendix: Archaeology

Annex 1: Bibliography of Guidance and Legislations

Annex 2: Addendum to the 2024 Archaeological Desk-Based Assessment (DBA)



MOLA London
Mortimer Wheeler House
46 Eagle Wharf Road
London N1 7ED



**Aylesham Centre
Hanover Park
London
SE15 5EW**

December 2024

Addendum to the 2024 Archaeological Desk-Based Assessment

Introduction and overview

This addendum has been prepared by Museum of London Archaeology (MOLA) on behalf of the Applicant, Berkeley Homes (Capital) Ltd, following amendments made to the Proposed Development at the Aylesham Centre (LBS application ref. 24/AP/2074).

The Site

The Site is located in Peckham town centre within the administrative boundary of the London Borough of Southwark ('LBS'), the Local Planning Authority ('LPA'). Rye Lane bounds the Site to the west, Hanover Park to the south and McKerrell Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.

The Site is 2.7 ha and accommodates the Aylesham Centre alongside an associated surface car park (353 spaces), service yard, and petrol filling station. The Aylesham Centre comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrisons supermarket.

There are no nationally designated heritage assets within the Site. Four locally listed buildings are immediately adjacent to the Site. The Grade II listed 58 Peckham High Street is 40m west of the site.

The western edge of the Site lies within Rye Lane Peckham Conservation Area. The Site is located within the Tier 2 Peckham Village Archaeological Priority Area (APA)

December 2024 Revised Proposal

The application is for full planning permission. The Proposed Development is the demolition of all existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.

The Proposed Development includes a new basement structure in the eastern half of the Site. Foundations will be piled.

Update of the archaeological background of the Site and study area

A new search of data held on the Greater London Historic Environment Record (GLHER) was obtained on 22nd November 2024.

The updated GLHER data includes two additional archaeological investigations in the 250m radius study area:

- A watching brief at 108 Peckham High Street, immediately north of the Site, was carried out by L-P Archaeology from January to April 2021. Observations were undertaken on 15 test pits, six foundation pads, and one drainage trench. At the northern edge of the site later medieval pottery sherds (1350–1500 AD) were discovered. These were thought likely to be redeposited and that a large modern truncation had disturbed earlier deposits. Occupation deposits containing late 17th and 18th century tableware and building rubble were also recorded. A single intact late post-medieval masonry structure (possibly a lined walkway) was observed. A brick lined soakaway was observed during ground reductions for the foundation pads. The remains on this site were deemed to be of no more than low significance, and no further work was recommended.
- An archaeological evaluation was carried out at Flaxyard, Melon Road, c 120 m north-west of the Site, by Archaeological Solutions in February 2017. The evaluation revealed the remains of 19th century terraced houses and infilled basements, along with a modern road or yard surface. Significant modern landscaping and demolition had severely truncated and remodelled deposits across the site. The 20th century demolition work appeared to have had such a significant impact that the floor plans of the 19th century properties were no longer discernible and the archaeological potential of this site as a whole was severely compromised.

The results of these two investigations do not change the potential and significance of likely archaeological remains in the Site as described in the July 2024 DBA.

Archaeological Priority Areas

LBS's Archaeological Priority Areas (APAs) remain as reported in the July 2024 DBA: the Site is in the Peckham Village Archaeological Priority Area.

Assessment of the revised development proposals and the impacts of these on archaeology (buried heritage assets)

Statement of archaeological potential

There has been no change to the archaeological potential of the Site as reported in the July 2024 DBA, i.e. a moderate potential for prehistoric remains comprising isolated finds of low significance; a moderate potential for residual Roman remains of low

significance; a moderate potential for isolated later medieval cultivation soils of low significance or pits or ditches of possibly medium significance; and a high potential for post-medieval remains of agricultural features, landscape features, building foundations or cut features of low significance.

Re-statement of the July 2024 Proposed Development

The July 2024 Proposed Development comprised the demolition of all existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.

The proposals included a new basement structure in the eastern half of the Site. Foundations of the proposed buildings would be piled.

Statement of the December 2024 revised Proposed Development

The 2024 Proposed Development is also for the demolition of all existing buildings and phased redevelopment. Compared with the July 2023 proposals, there are no additional below ground impacts which will have an impact on archaeology. The proposed changes at the above-ground levels will have no impact on archaeology.

Illustrations (appended)

- Fig 1 – Proposed ground floor plan (dRMM Architects, Dwg. ASCP-DRM-ZZ-00-DGA-A-002050, Rev. P01, 12/2024)
- Fig 2 – Proposed basement level plan (dRMM Architects, Dwg. ASCP-DRM-ZZ-BS-DGA-A-002080, Rev. P01, 12/2024)

Planning Policy

The National Planning Policy Framework (NPPF)

Since the production of the July 2024 DBA the National Planning Policy Framework (NPPF) which was last revised in December 2023¹, has undergone consultation on further proposed revisions. The proposed revisions would not, however, materially affect the conclusions of the July 2024 DBA.

The London Plan

Since the production of the July 2024 DBA the Greater London Authority has not updated the London Plan, which was issued in March 2021².

Local planning policy

Since the production of the July 2024 DBA LBS's planning policy has not been updated. The Southwark Plan 2022³ is still current.

Conclusion

¹ MHCLG [Ministry of Housing, Communities & Local Government, formerly the Department for Levelling Up, Housing and Communities] 2023 National Planning Policy Framework

² GLA [Greater London Authority], 2021, The London Plan: The Spatial Development Strategy for Greater London

³ LBS [London Borough of Southwark], 2022, The Southwark Plan 2022

The December 2024 Proposed Development will not cause any new or greater impacts on archaeological remains from those reported in the July 2024 DBA. Thus, the conclusions and recommendations of the July 2024 DBA remain valid. The final decision on any further archaeological work required in association with the proposed development rests with the LBS.

Paul Riggott

MOLA

December 2024



CLIENT:
BERKELEY HOMES (CAPITAL) PLC.

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 SOUND 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: 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

- Block Reference
- Planning Application Site Boundary
- Primary Entrance

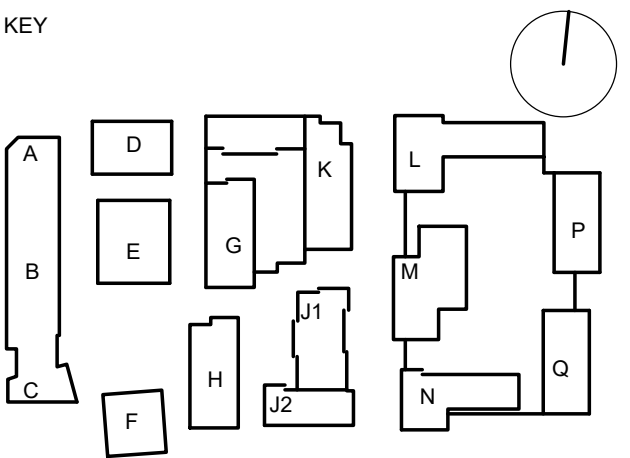
	1B1P		Ancillary/Plant/Back of House
	1B2P		Flexible Retail/Leisure/Commercial
	2B3P		Workspace
	2B4P		Commercial Cycle Store
	3B5P		Residential Cycle Store
	3B6P		Supermarket
	2B3P-Duplex		Supermarket Service Yard/Plant
	2B4P-Duplex		Roof Garden (Residential Amenity)
	3B5P-Duplex		Podium (Residential Amenity)
	3B6P-Duplex		Green Roof
	Wheelchair Accessible Home		Indicative MEP/PV
			900mm offset

- NOTES
1. Contour 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 packages.
 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

P01	Planning Update	DRM	RM	JSL	12.24
P0	For Planning	DRM	RM	JSL	06.24

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



TITLE PLAN - SITEWIDE - GROUND FLOOR		
PROJECT AYLESHAM CENTRE PECKHAM		
STATUS CODE		
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1
DRAWING NO	REVISION	
ASCP-DRM-ZZ-00-DGA-A-002050	P01	

BERKELEY HOMES (CAPITAL) PLC.

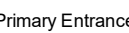
NOTES:

KEY

KEY



— Planning Application Site Boundary



Ancillary/Plant/Back of House

Supermarket



Electric Charging Point



Blue Badge Parking

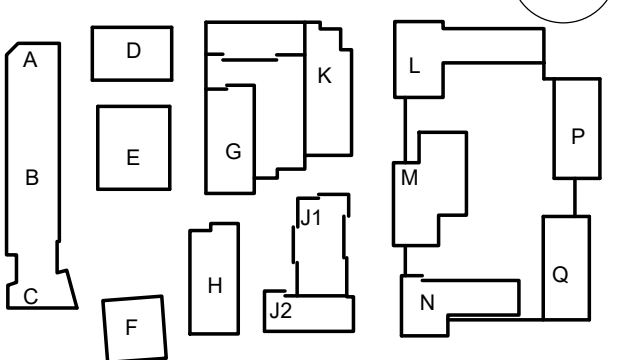
NOTES

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

P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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



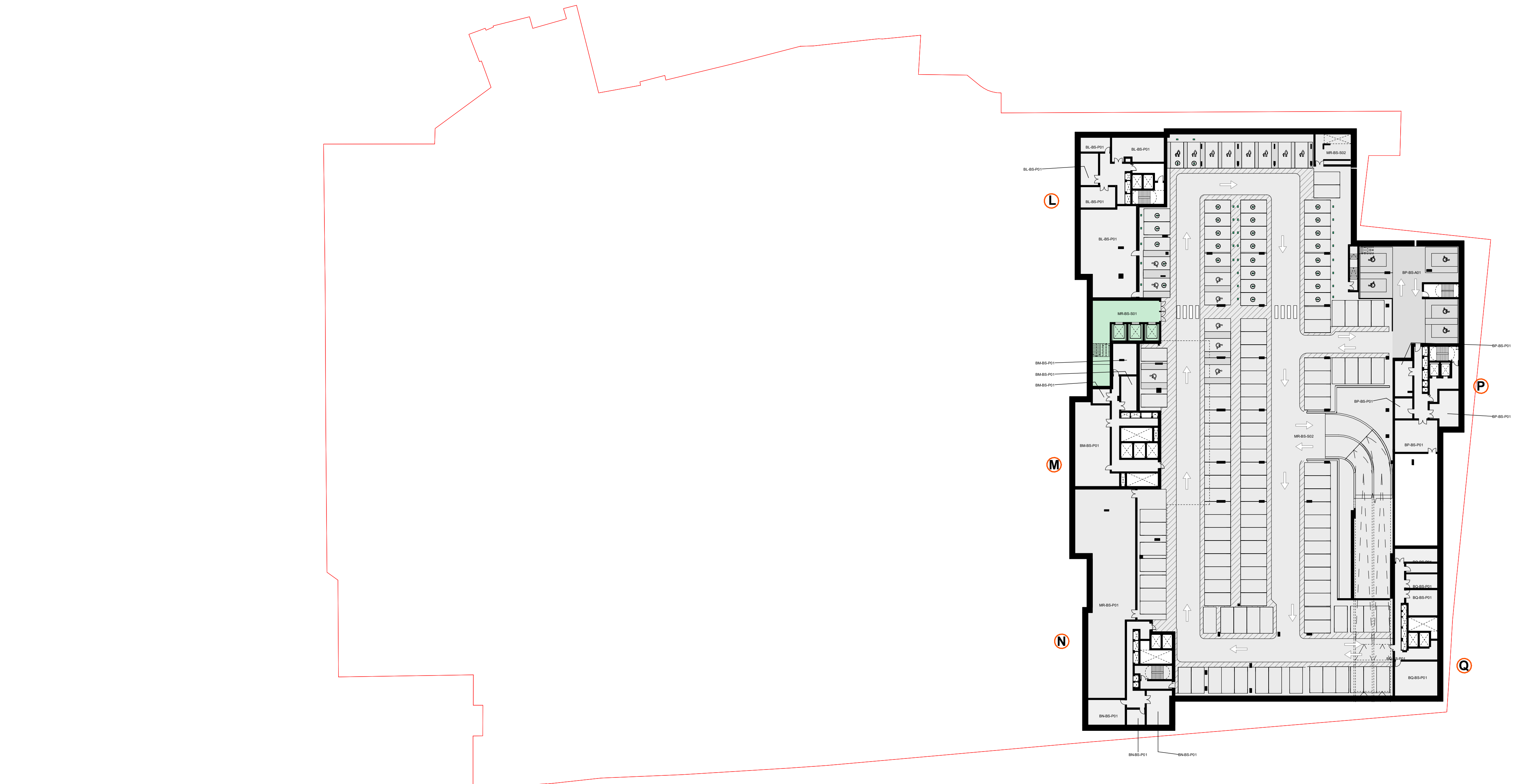
TITLE
PLAN - SITEWIDE - BASEMENT LEVEL

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-BS-DGA-A-002080	P01



Trium Environmental Consulting LLP
+44 (0) 20 3887 7118
hello@triumenv.co.uk
www.triumenvironmental.co.uk