

December 2024

The Aylesham Centre, Peckham

Design and Access Statement

Document reference: AC02A



Glossary of abbreviations

AOD	Above Ordinance Datum
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment Methodology
CDM	Construction Design Management
dRMM	dRMM Ltd
LBS	London Borough of Southwark
DRP	Design Review Panel
FFL	Finished Floor Level
GLA	Greater London Authority
H&S	Health & Safety
RIBA	Royal Institute of British Architects
SbD	Secured by Design
WAD	Wheelchair (Accessible/Adaptable) Housing
PV	Photovoltaic panels

This document should be read in conjunction with the following documents:

- Planning Statement (ref. AC04)
- Statement of Community Involvement (ref. AC14)
- Environmental Statement (ref. AC18)
- Transport Assessment (ref. AC06)
- Energy Strategy and Overheating Assessment (ref. AC07)
- Sustainability Statement (ref. AC08)
- Basement Impact Assessment (ref. AC03)
- Equalities Impact Assessment (ref. AC16)
- Internal Daylight, Sunlight and Overshadowing Report (ref. AC17)
- Demolition and Construction Environmental Management Plan (ref. AC11)
- Fire Statement (ref. AC13)
- Operational Waste and Recycling Management Strategy (ref. AC12)
- Whole Life Carbon Assessment (ref. AC09)
- Circular Economy Statement (ref. AC10)
- Financial Viability Assessment (ref. AC15)
- Flood Risk Assessment (ref. AC19)
- Health Impact Assessment (ref. AC20)
- Arboricultural Impact Assessment (incl. Tree Survey) (ref. AC21)
- Preliminary Ecological Appraisal (ref. AC22)
- Biodiversity Net Gain Report (ref. AC23)

Disclaimer

This document has been prepared by dRMM Limited on behalf of Berkeley Homes (Capital) Plc. in support of the Detailed Planning Application for the Aylesham Centre, Peckham.

This Design and Access Statement summarises the iterative design process and details the final design proposals as relevant for the consideration of planning consent.

The site location is shown on drawing ASCP-DRM-XX-XX-DGA-A-001000.

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Introduction

1

1.1 The team

Client	Berkeley Homes (Capital) Plc.								
Supermarket operator	WM Morrisons Supermarkets limited								
Planning consultant	Avison Young								
Lead designer	dRMM Ltd								
Architectural team	Jas Bhalla Works Ltd nimtim Architects Ltd Dowen Farmer Architects Ltd Feix&Merlin Ltd								
Landscape architect	Gillespies LLP								
Public engagement	Kanda Consulting Ltd								
Structural engineer	Walsh Group limited								
MEP / Sustainability / Overheating	M-E Engineers limited								
Transport consultant	ARUP Group limited								
Fire consultant	Introba consulting limited								
Acoustic consultant	Hann Tucker associates limited								
Wind engineering	Wind Tech limited								
Daylight sunlight	Point2 Surveyors limited								
Accessibility	David Bonnet associates limited								
Townscape	The Townscape Consultancy Ltd								
EIA	Trium Environmental Consulting LLP								
Facade consultant	Sweco UK limited								
CDM / Principal designer	AtkinsRealis UK limited								

1.2 Executive summary

This Updated Design and Access Statement has been prepared to account for changes to the planning application submitted to the London Borough of Southwark on 15 July 2024 (LBS ref. 24/AP/2074). This Updated Design and Access Statement (document ref. AC02A) supersedes the Design and Access Statement (document ref. AC02) submitted to Southwark in July 2024.

The purpose of these amendments is to address comments received from statutory consultees, London Borough of Southwark Planning and Design Officers and the wider public since submission. Throughout the document, updated texts and figures have been highlighted with blue frames as seen on this page. This document demonstrates that the Proposed Development will continue to deliver an exemplar mixed use development within Peckham Town Centre, incorporating a wide variety of residential, retail, leisure and commercial experiences, with quality public realm informed by the social, physical, historic and economic character of Peckham.

The Aylesham Centre presents a unique opportunity to transform the existing shopping centre, creating a new mixed-use neighbourhood in the heart of Peckham. The proposals are brought forward by Berkeley Homes (Capital) Plc. to provide a new superstore on behalf of Morrisons, and much needed new homes in LBS. The proposal seeks to establish a new urban quarter in the heart of Peckham and will set a standard of high quality development in the borough.

This is a mixed-tenure proposal including a total of 867 new homes, providing a mix of one-, two-, three, and four-bedroom homes. 12% of the homes in this proposal (based on habitable room) are affordable. Flexible ground floor uses are proposed across the site, including a mixture of retail, leisure and commercial spaces, as well as homes and residential ancillary uses. New public realm and new residential streets are linked by a comprehensive landscaping proposal and offer new routes for pedestrians and cyclists through the site. Connections between this new public realm and the surrounding area are formulated into a series of landscaped character areas. New homes will have; private amenity space, access to shared gardens and terraces and play space for all ages.

The key updates since the application submitted in July include:

- a reduction from 877 to 867 homes;
- minor amendments to the commercial area distribution;
- a reduction of affordable housing to 77 homes (12% by habitable room), comprising 72% Social Rent and 28% Intermediate tenures (by habitable room). This is subject to a commitment to undertake a review of the scheme's viability at a future point to determine if an increased amount of affordable housing can be provided (up to 50% by habitable room);
- change to the overall unit mix balance (fewer 1-bed homes, over 60% 2/3/4-bed homes).

Note there has been no change to building heights and overall massing, or to the footprint of the buildings; the overall façade design principles, balcony style and type, materials and colours, are also unchanged.

This document should be read in conjunction with the following documents:

- Accommodation Schedule (ref. AC01A)
- Design and Access Statement (ref. AC02A)
- Design and Access Statement Executive Summary (ref. AC02.1A)
- Basement Impact Assessment (ref. AC03)
- Planning Statement (ref. AC04) and Planning Statement Addendum (ref. AC04A)
- Business Relocation Strategy Addendum (ref. AC05A)
- Transport Assessment Addendum (ref. AC06A)
- Transport Assessment (ref. AC06) and Transport Assessment Addendum (ref. AC06A)
- Energy Strategy and Overheating Assessment (ref. AC07A)
- Sustainability Statement (ref. AC08A)
- Whole Life Carbon Assessment (ref. AC09A)
- Circular Economy Statement (ref. AC10A)
- Demolition and Construction Environmental Management Plan (ref. AC11) and Demolition and Construction Environmental Management Plan Addendum (ref. AC11A)
- Operational Waste and Recycling Management Strategy (ref. AC12A)
- Fire Statement (ref. AC13A)
- Statement of Community Involvement (ref. AC14) and Statement of Community Involvement Addendum (ref. AC14A)
- Financial Viability Assessment (ref. AC15) and Financial Viability Assessment Addendum (ref. AC15A)
- Equalities Impact Assessment Addendum (ref. AC16A)
- Internal Daylight, Sunlight and Overshadowing Report (ref. AC17) and Internal Daylight, Sunlight and Overshadowing Report Addendum (ref. AC17A)
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- Health Impact Assessment (ref. AC20) and Health Impact Assessment Addendum (ref. AC20A)
- Arboricultural Impact Assessment (incl. Tree Survey) (ref. AC21A)
- Preliminary Ecological Appraisal (ref. AC22A)
- Biodiversity Net Gain Report (ref. AC23A)
- Drainage Impact Assessment and Foul Water Drainage Strategy (ref. AC24A)

1.3 The design team

dRMM are renowned for creating architecture that is innovative, high quality and socially useful. For this, we have won awards including the prestigious RIBA Stirling Prize 2017, Building Design (BD) Architect Of The Year 2014 and Building Design (BD) Housing Architect of the Year 2015.

As masterplanners and lead architects, dRMM have designed the majority of the scheme, working alongside LBS-based emerging practices, nimtim and Jas Bhalla Works, who have each designed a building within the masterplan. Their research of the area and its unique dynamics have been invaluable in shaping the project and ensuring it resonates with the community it serves.

Alongside collaborating with Jas Bhalla Works and nimtim, dRMM have worked closely with local, Peckham based practices Dowen Farmer Architects and Feix&Merlin to develop an exciting new vision for the future of this part of Rye Lane.

Together, our aim is to create a new mixed-use quarter that is an authentic piece of Peckham, through active engagement with the community.

dRMM Lead architects and masterplanners



dRMM is a London and Berlin-based, international studio of architects and designers founded in 1995 by Alex de Rijke, Philip Marsh and Sadie Morgan, soon joined by co-directors Jonas Lencer, Saskia Lencer and Judith Stichtenoth.

As a design team, we strongly believe that collaborating across multiple disciplines produces the best results for our clients. As experienced lead designers, on large scale mixed-use regenerative projects similar to the Aylesham Centre, we enjoy working with a range of design practices both emerging and established. We believe this method helps bring a broader range of perspectives to the discussion table, enabling the best ideas to come forward and become realised.

- We are committed to outstanding architecture that transforms and inspires
- We see client constraints, culture and society as a sign of creative design
- We collaborate to exceed client expectations
- We think about the environment and people when making places
- We are concerned with how we build as well as what we build



Trafalgar Place

Pioneering estate regeneration.

Trafalgar Place is a Stirling Prize short-listed mixed-use project, delivered as part of the Heygate Estate regeneration in Elephant and Castle. It comprises 235 tenure-blind high-quality homes, set within a new landscape and existing mature trees.



Tustin Estate

Housing designed with and for the community.

The sensitive, community-centred, re-design of a 1960s housing estate which forms part of LBS Great Estates programme.

Gillespies
Landscape design



Gillespies are a diverse and free-thinking team of landscape architects, landscape planners, masterplanners and urban designers based in London, Oxford, Manchester, Leeds and Abu Dhabi.

Gillespies believe there is value in legacy and strength in diversity: and haven't stopped learning for 60 years, continuing to evolve, extend and adapt. The human element is central to our work. While technology can offer us solutions, it's only people that can create the enduring stories that enrich a brief.

Gillespies apply that human touch with intelligence and foresight, protecting and harnessing nature's networks to protect earth's equilibrium. The resulting places are personal. They're the product of nature and people in balance, the setting for unique stories to unfold.

Jas Bhalla Works
Buildings C and G



Jas Bhalla Works is an interdisciplinary design practice operating in the fields of architecture, town planning and urban design, with work spanning a broad spectrum, from strategic masterplans to intimate refurbishments. Underpinned by rigorous analysis, all projects seek to deliver innovative, cost effective and environmentally responsive design solutions.

Jas Bhalla Works collaborates with a variety of clients, including landowners, housebuilders, local authorities, and home owners. All work is united by a common ethos; it is only possible to deliver well crafted, thoughtful and enduring spaces and places through a rigorous understanding of context.

Jas Bhalla was recognized as one of the Architects Journal's '40 under 40' for his acumen in housing design, and identified as one of House and Garden Magazine's 'Rising Stars'.

nimtim
Building F



nimtim are a practice of architects, landscape and interior designers based in East Dulwich, south London. nimtim have been recognised as one of the UK's leading young practices through Architect's Journal's '40 under 40', Architecture Foundation's 'New Architects 4' and Wallpaper* magazines '20 practices to watch'. They are ARB registered and an RIBA Chartered Practice.

The team comes from a diverse range of backgrounds with different ways of thinking about and approaching the work they do. This creates richer and more imaginative projects and helps support and empower clients whatever their needs or circumstances.

Dowen Farmer Architects
Building A



Dowen Farmer Architects are based in Peckham Levels. They believe in exciting, finely crafted and pragmatic architecture. The practice was established in 2017 by James Dowen and Tom Farmer, and has built a reputation for creating innovative housing schemes.

A team of problem solvers powered by practical experience stacked with commercial grit and creative edge – committed to a working process that means we always deliver more and you don’t ever have to settle for anything less.

Dowen Farmer Architects have experience working in LBS on St. Olavs, a 114 home, 13 storey building located just outside the Canada Water Masterplan.

Feix&Merlin
Building B



Feix&Merlin are an LGBTQ+ led design practice, based in the Bussey Building. They believe that all projects of any size have the power to make a difference and deliver lasting value. They are interested in people’s lives and experiences and how, together, they can make them better.

Co-founded by Julia Feix and Tarek Merlin in 2006, working across the fields of architecture, interiors and product design. Interested in people’s lives and experiences and how, together, we can make them better. Feix&Merlin believe that Architecture and Interior Design go hand in hand, with both informing the other, providing a holistic approach, dealing with the wider context to the detail and the completed end product.

1.4 Vision

Our collective ambition is to develop an iconic, transformative and sustainable, mixed-use development from the ground up. The intent is to create a new vibrant quarter of the town centre that represents Peckham’s unique identity as a diverse and inclusive community and builds on its strengths as a lively destination.

The Proposed Development focuses on creating a series of meaningful new public spaces and character areas where new complementary retail, leisure, cultural and creative uses will be able to thrive.

We have utilised a contextual yet inspiring design approach, which delivers architectural quality and complements the distinctive character of the town centre. Alongside this, the introduction of new quality homes and jobs for Peckham will ensure that a long-term sustainable future for the community is achieved.

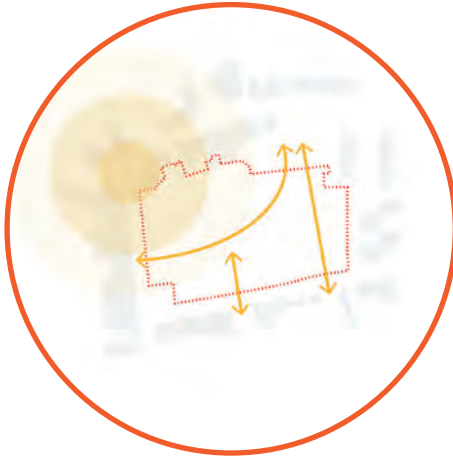
1

Part of Peckham, welcoming and integrating local context into scheme.



2

Connected to Peckham, sympathetic and responsive to edge conditions of site.



3

High quality homes for everyone.



4

Enhance and extend the existing town centre - weaving public realm into site.



5

An opportunity for all. Businesses, residents and community. Creating spaces for local needs and aspirations.



6

A resilient and sustainable Peckham for the long-term.

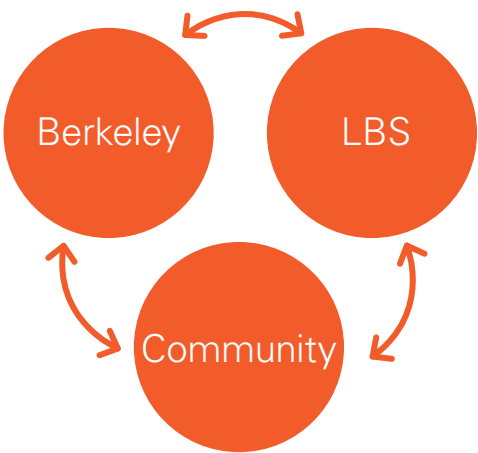




1.5 Brief and key project objectives

Berkeley Homes (Capital) Plc. have been engaging with LBS, GLA and the local community since January 2022 and in May 2023 agreed a design brief with LBS officers for the site. This brief has been prepared in response to the comments received to date and sets out the vision and expectations for a proposal that considers the local needs and aspirations for the site.

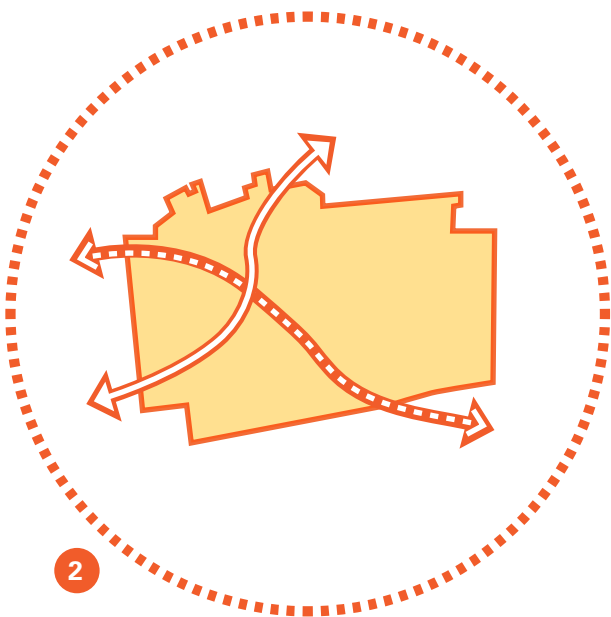
Alongside the client aspiration and defined briefing items for the site, there have been a series of holistic drivers informing the initial approach in developing a response to the briefing document.



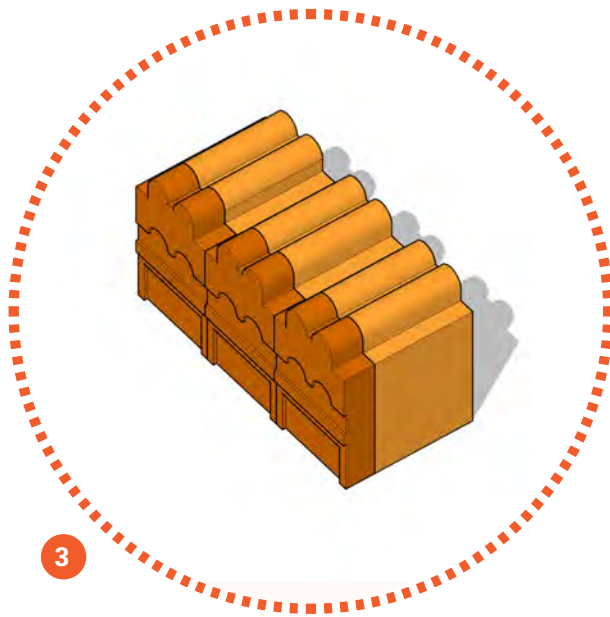
- 1 Joint project brief**
Produced through consultation between LBS and Berkeley Homes, the brief outlines the indicative number of homes, flexible retail, leisure and commercial provision linked back to the site allocation as defined by LBS in the Local Plan. The project brief defines a series of constraints on design, such as key views which should be considered.
- 2 Masterplan design principles**
The principles established through the initial stages of the project, as the design teams respond to the site and the brief.
- 3 Local character and retail analysis / mapping**
A developed understanding of the site context and locality.
- 4 Engagement feedback**
Following a series of public and stakeholder engagement exercises, a number of considerations have been taken on board, such as considering key viewpoints, which significantly enhance the user experience by providing visual interest and focal points. Whilst ensuring site permeability to facilitate easy access and movement throughout the site, making it more user-friendly and accessible.



Joint project brief



Masterplan design principles



Local character and retail analysis / mapping

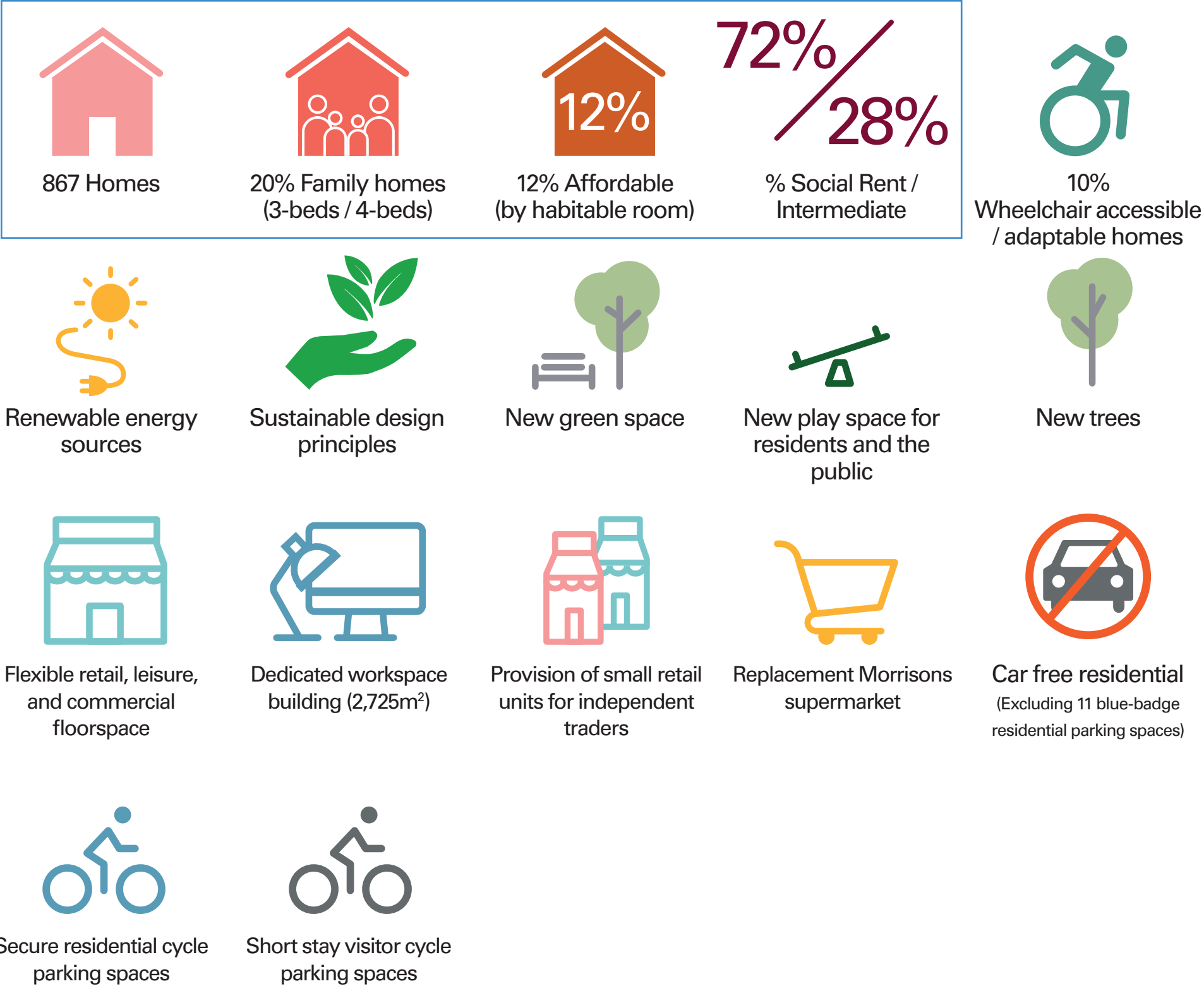


Consultation feedback to date

1.6 Scheme overview

The Proposed Development first and foremost establishes a new residential and mixed-use quarter in the heart of Peckham. The exciting and attractive design offers an authentic and comprehensive response to town and streetscape. A new Morrisons store and additional flexible retail, leisure and commercial spaces will enhance the existing commercial activity of the town centre.

The Proposed Development presents a generous spirit with buildings, landscape design and distinct character areas, providing much needed new and affordable homes, high quality green spaces, reinforcing a sense of legibility for all to enjoy.



1.7 Description of application

Demolition of 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.

In total, the proposal will deliver:

- Redevelopment of previously developed brownfield site
- A mixed-used development comprising of several distinct architectural buildings ranging from 4 to 20 storeys in height
- 867 residential homes
- 12% affordable housing (calculated by habitable room)
- A replacement Morrisons superstore
- A broad range of new flexible retail, leisure, commercial and workspace, units totalling an area of 3,813m²
- A six storey non residential building containing 2,725m² workspace floorspace
- 140 parking spaces for the new Morrisons supermarket
- 11 residential blue-badge parking spaces
- 1,614 long stay cycle spaces, and 256 short stay cycle spaces
- Extensive publicly accessible landscaped grounds
- New pedestrian and cycle routes through the site to improve connectivity



Aerial view of the existing site looking South

Site location and context

2.

2.1 Planning policy context

Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the Site comprises:

- The London Plan (2021)
- The Southwark Plan (2022)

Both tiers of the development plan (as set out above) should be considered up-to-date for the purposes of paragraph 33 of the National planning Policy Framework (NPPF) (2023) and Regulation 10a of the Town and Country Planning (Local Planning) Regulations (2012).

The Site is not located within a Neighbourhood Plan area.

The NPPF and associated Planning Practice Guidance (PPG) are a material consideration in the determination of planning applications.

The London Plan and Southwark Plan are supplemented by numerous Supplementary Planning Documents (SPDs) and Supplementary/London Planning Guidance (SPGs/LPGs), which are also a material consideration.



Site/Area Specific Policies

The Site is subject to the following area/site specific policies, as shown on the Southwark Plan Policies Map:

- Peckham and Nunhead Action Area (AV.14)
- Peckham Action Area Core (AV.14)
- Peckham Area Vision boundary (AV.14)
- Site allocation (NSP74) (Aylesham Centre and Peckham Bus Station)

Policy Designations

The Site is subject to the following policy designations:

- Major Town Centre (Peckham)
- Protected Shopping Frontage (Rye Lane and internal mall)
- Borough View - View 1: The London Panorama of St Pauls Cathedral from One Tree Hill
- Rye Lane Peckham Conservation Area (western part of the site)
- Archaeological Priority Area
- Air Quality Management Area (AQMA)

Neighbouring land is subject to the following designations:

- Peckham Hill Street Conservation Area lies to the north of the Site (approximately 175 m from the Site at its nearest point).
- Rye Lane Chapel (Grade listed II)
- 58 Peckham High Street (Grade II listed)
- Former Jones and Higgins Department Store (Locally listed)
- 47-49 Rye Lane (Locally listed)
- 86-88 Peckham High Street (Locally listed)
- The Bun House, 86 Peckham High Street (Locally listed)
- 98-104 Peckham High Street (Locally listed)

Development Management Policies

The Southwark Plan and London Plan also provide a comprehensive package of broader development management policies.

Decision-making Framework

The Southwark Plan and London Plan also provide a comprehensive package of broader development management policies.

2.2 Site location

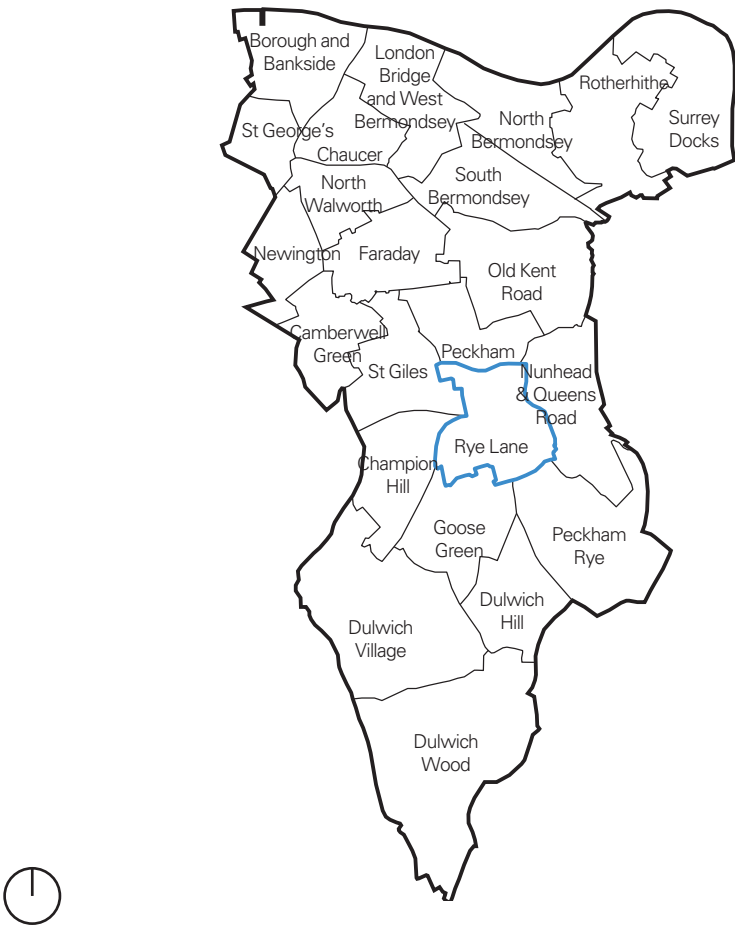
Located in the centre of the London Borough of Southwark, the Aylesham site is positioned in the commercial and cultural heart of the Peckham area. The site is in the north of Rye Lane ward, approximately 250m north-east of Peckham Rye railway station, a key transport link for the area.

The Aylesham Centre is a 2.71ha town centre site which currently comprises a shopping arcade, Morrisons supermarket, petrol filling station and surface level car park. It is bounded to the north by Peckham High Street, to the east by Mckerrell Road, to the west by Rye Lane and to the south by Hanover Park.

London Borough of Southwark



London Borough of Southwark ward boundaries

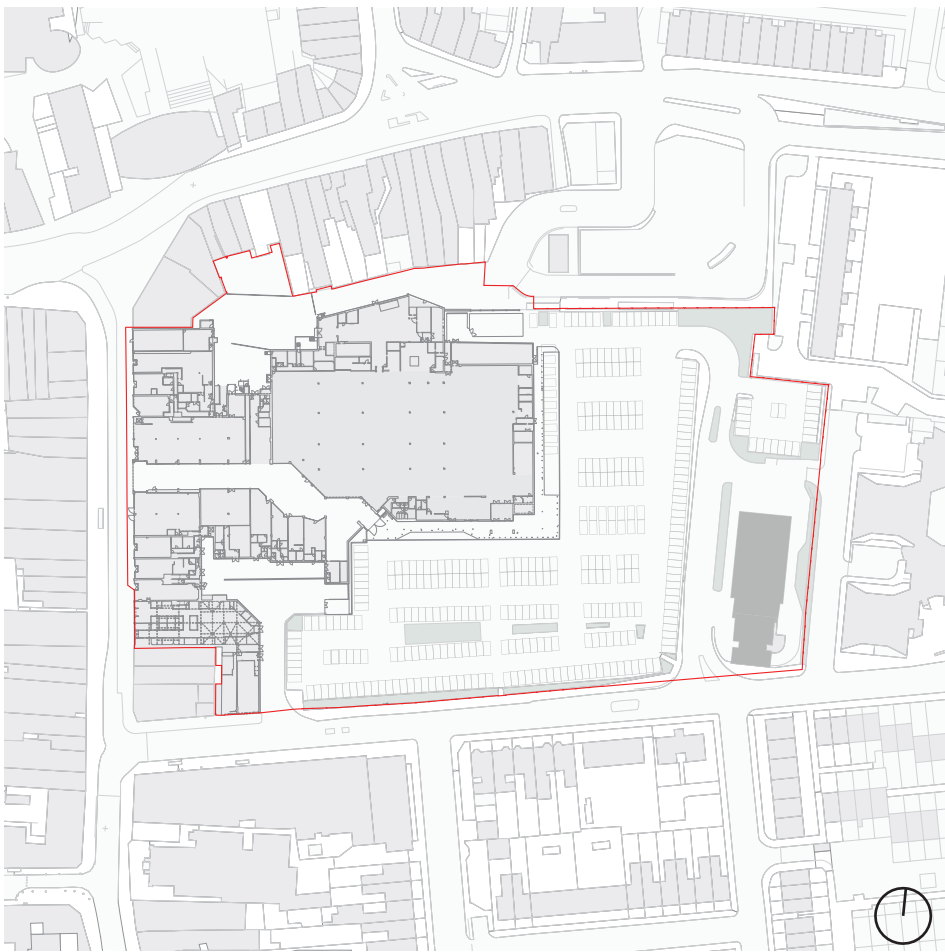


Site in context of Rye Lane ward boundary



2.3 Site context analysis

2.3.1 Site and ownership boundary



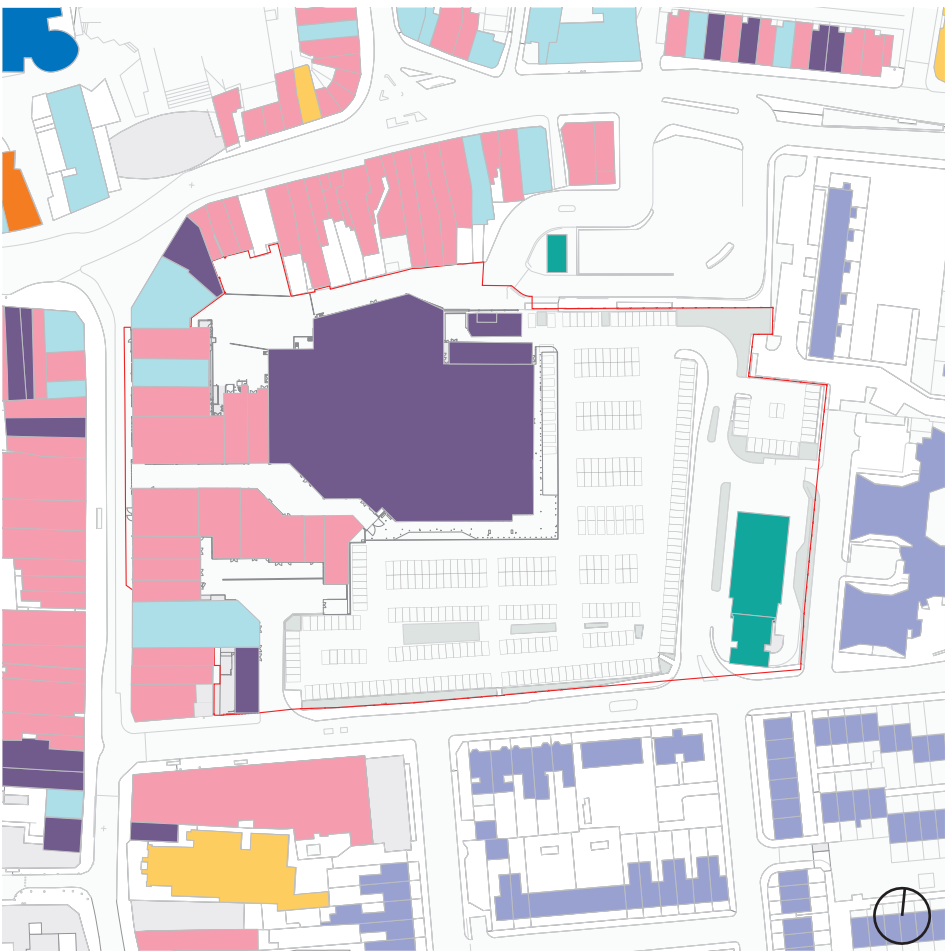
- Key:
- Planning application site boundary
 - Land within Applicant's ownership that falls outside of the planning application boundary

2.3.2 Urban grain



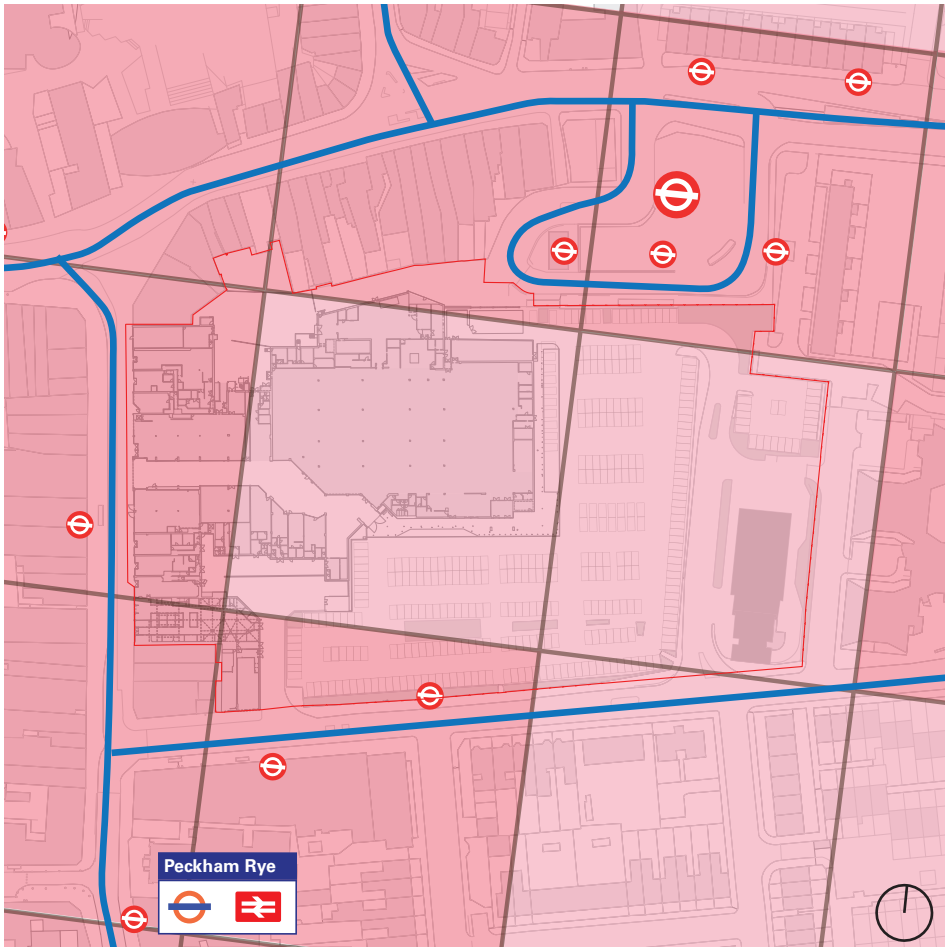
The streets to the north and west of the site have a more dense urban grain and are primarily commercial, which is reflected in their density. Rye Lane, running north to south, notably has the densest urban grain. The surrounding streets directly to the south and east have a looser urban grain, speaking to their residential character.

2.3.3 Retail uses



- Key:
- Residential
 - Hospitality / F&B
 - Services - bank / post
 - Retail
 - Community building
 - Transport / petrol station
 - Food / groceries
 - Sports facilities
- There is a concentration of retail and commercial uses along Rye Lane and Peckham High Street, with other leisure, cultural and community offerings also close by. The south and east of the site has a higher residential focus.

2.3.4 PTAL

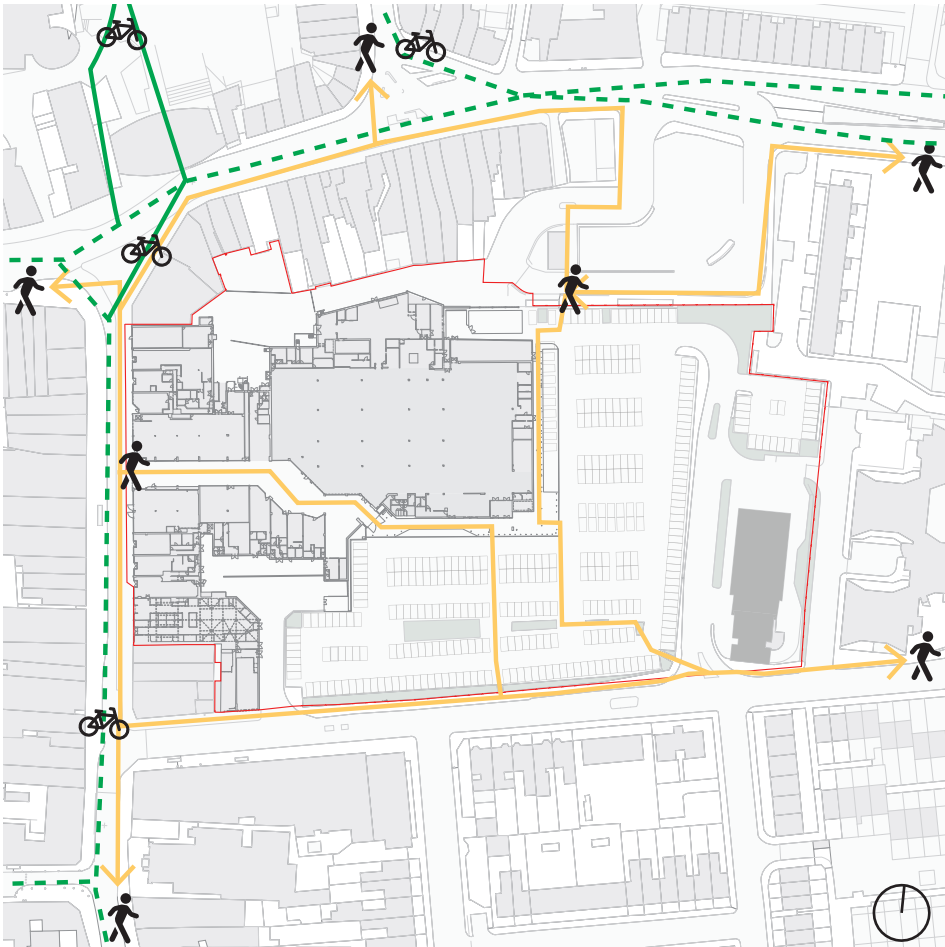


Key:

- PTAL rating 6b (highest)
- PTAL rating 6a
- Bus route
- Bus stop

The site has a PTAL rating varying from 6a - 6b, scoring highly on accessibility to frequent public transport services. Along Rye Lane and Peckham High Street directly to the north of the site, the score is 6b. The Peckham Rye railway station is under five minutes walk away, connecting the area to the Overground, as well as the Thameslink, Southern and Southeastern rail lines. Queens Road Peckham station is 15 minutes walk away. The site has a bus terminal immediately to the north-east, and is surrounded by bus stops, covering many bus routes (including 12, 37, 78, 197, 363, N343, P12, P13). Rye Lane is solely for buses, deliveries / servicing, and cycle traffic.

2.3.5 Pedestrian and cycle routes

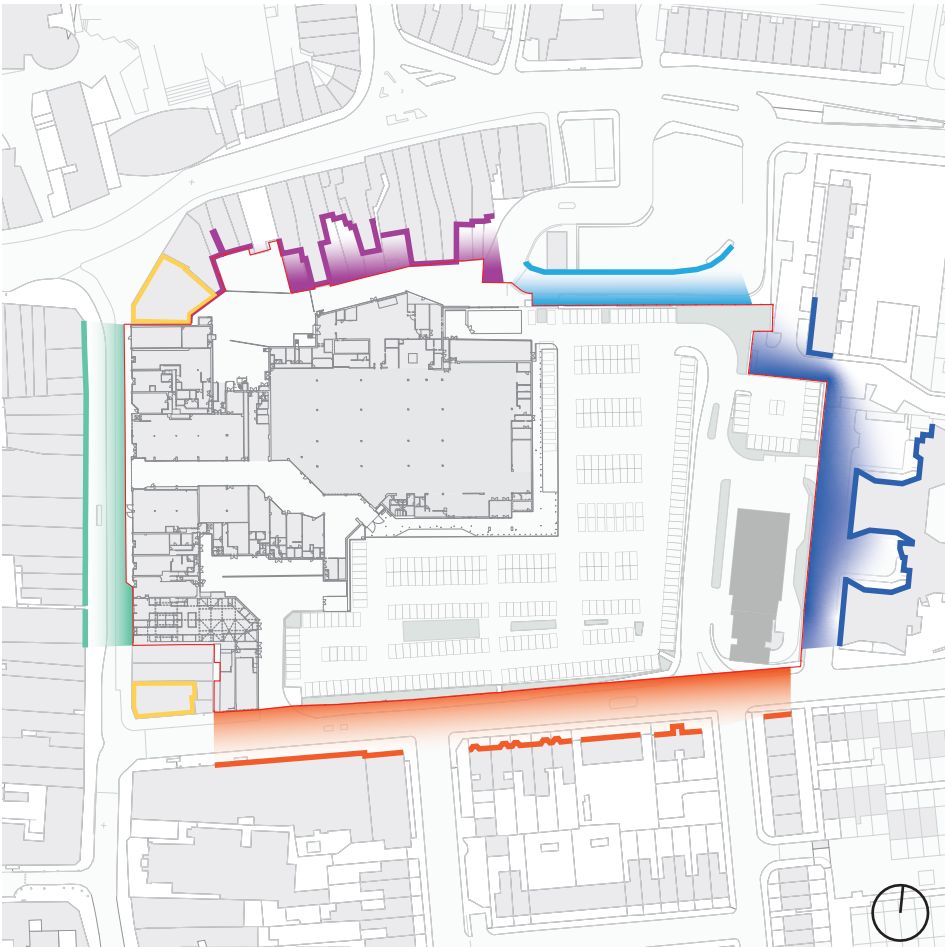


Key:

- Pedestrian
- Cycle path only
- Cycle shared route

The site location is pedestrian focussed, with pavements and pathways to accommodate flow of foot traffic in and around the area. The proximity of various means of public transport encourages pedestrian access, increasing footfall. To the immediate west of the site, Rye Lane is used for bus and cycle traffic only, with a designated cycle lane that continues north, through the Peckham Arch.

2.3.6 Boundaries and edge conditions

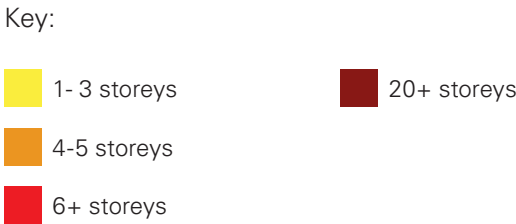
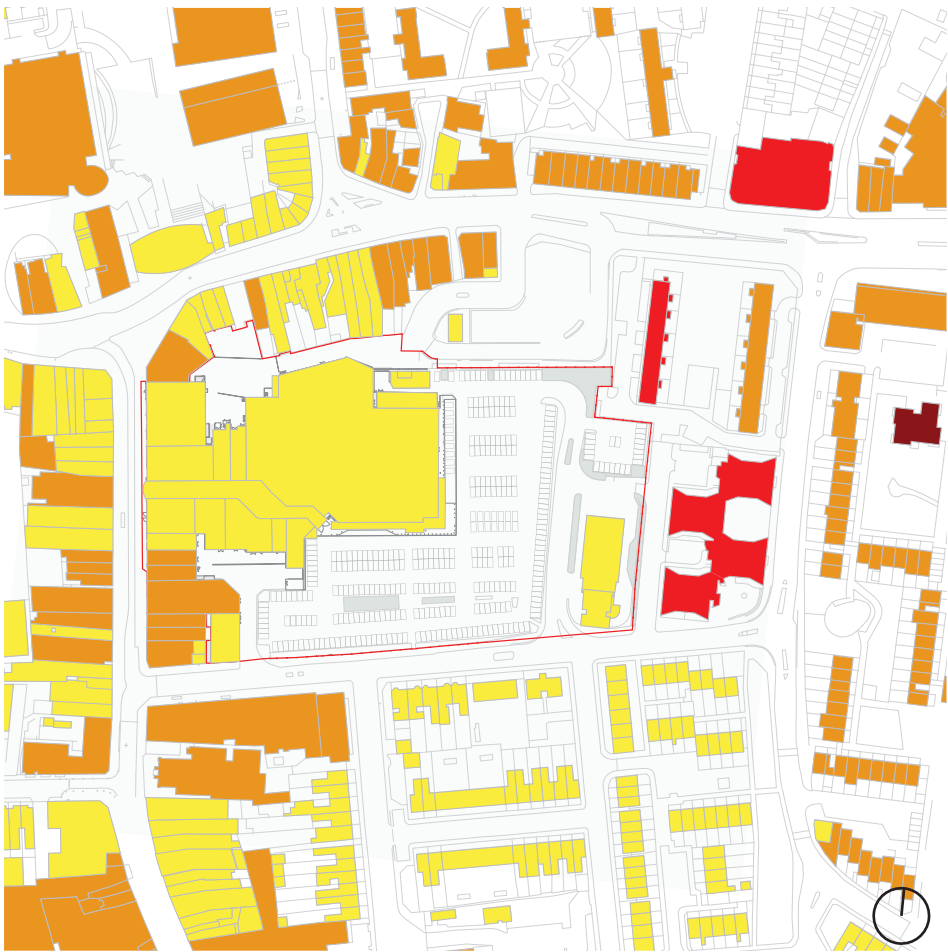


Key:

- Peckham High Street
- Rye Lane
- Hanover Park
- Mckerrell Road and Purdon House
- Bus station
- Former Jones & Higgins and HSBC building

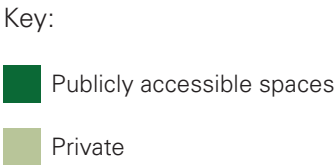
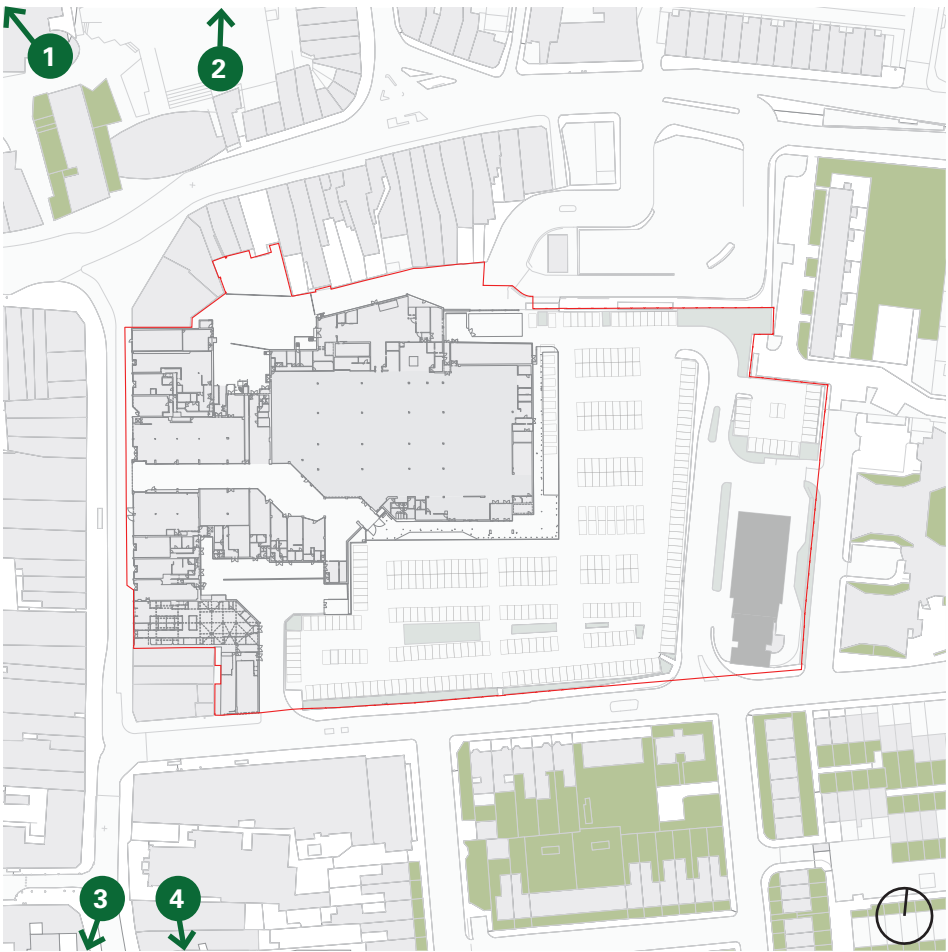
The north of Peckham High Street hosts a diversity of building uses and building heights. To the north-east sits the bus station, with a large area of hard standing. Rye Lane to the west is eclectic but distinctly commercial with a retail ground floor. The former Jones & Higgins buildings and former HSBC building are of historic and townscape importance. Mckerrell Road to the east has a six-storey residential building. Purdon house is a gallery access, six-storey building running perpendicular to Peckham High Street. Hanover Park has residential terraces alongside two-to-three storey purpose-built residential blocks, Homes are set back from the road with private front gardens. To the east of Hanover Park are the 81 Hanover Park apartments, also sharing frontage with Mckerrell Road.

2.3.7 Surrounding building heights



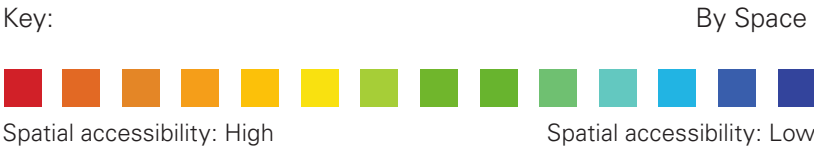
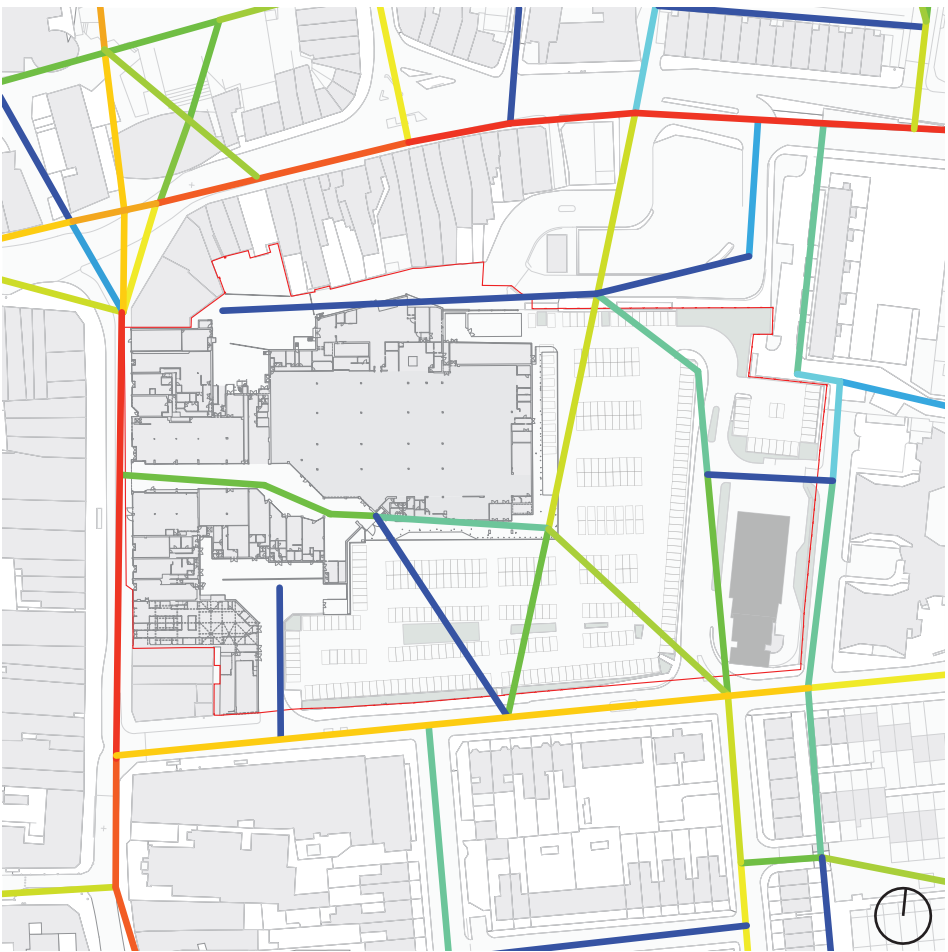
There is a range of building heights of one to three storeys around the site, with one to five storeys the general height. To the east, general building heights increase to six storeys with Witcombe point extending to 20 storeys.

2.3.8 Green and public space



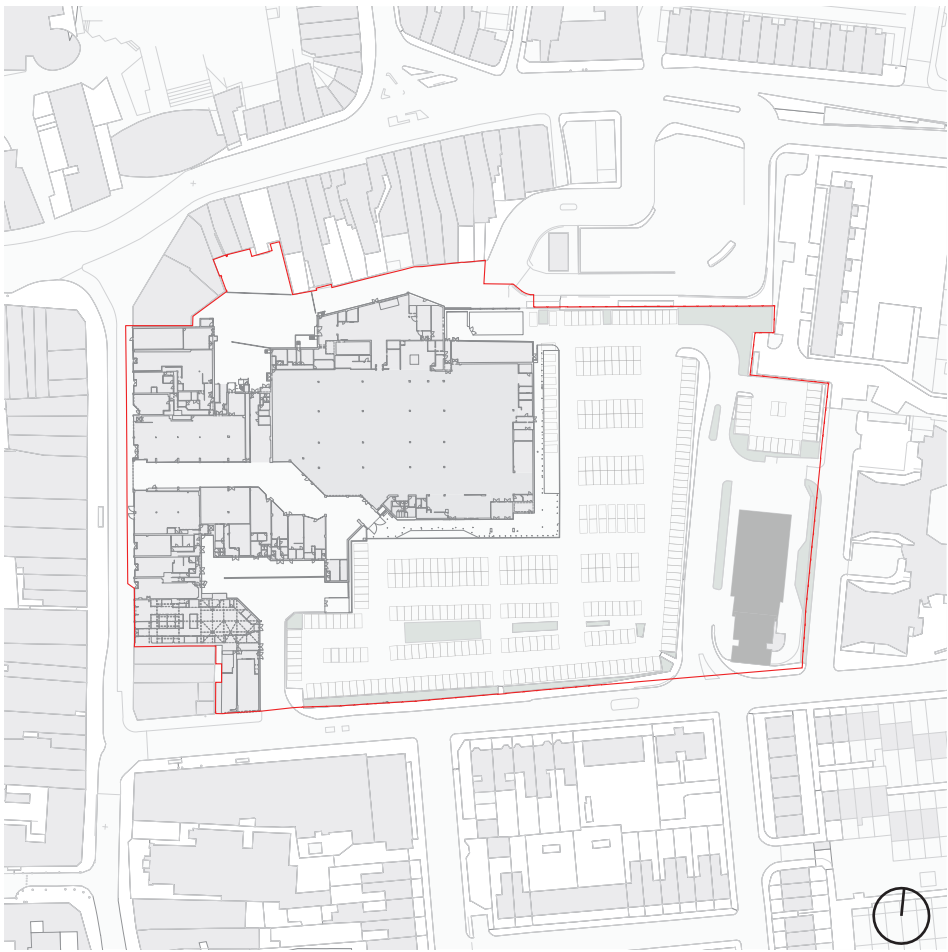
- 1. Burgess Park: 138 Acres, 20 minutes walk away
- 2. Surrey Canal Walk: 6.1km, five minutes walk away
- 3. Holly Grove shrubbery: 0.5km, seven minutes walk away
- 4. Peckham Rye Park: 64 Acres, 20 minutes walk away

2.3.9 Local route analysis

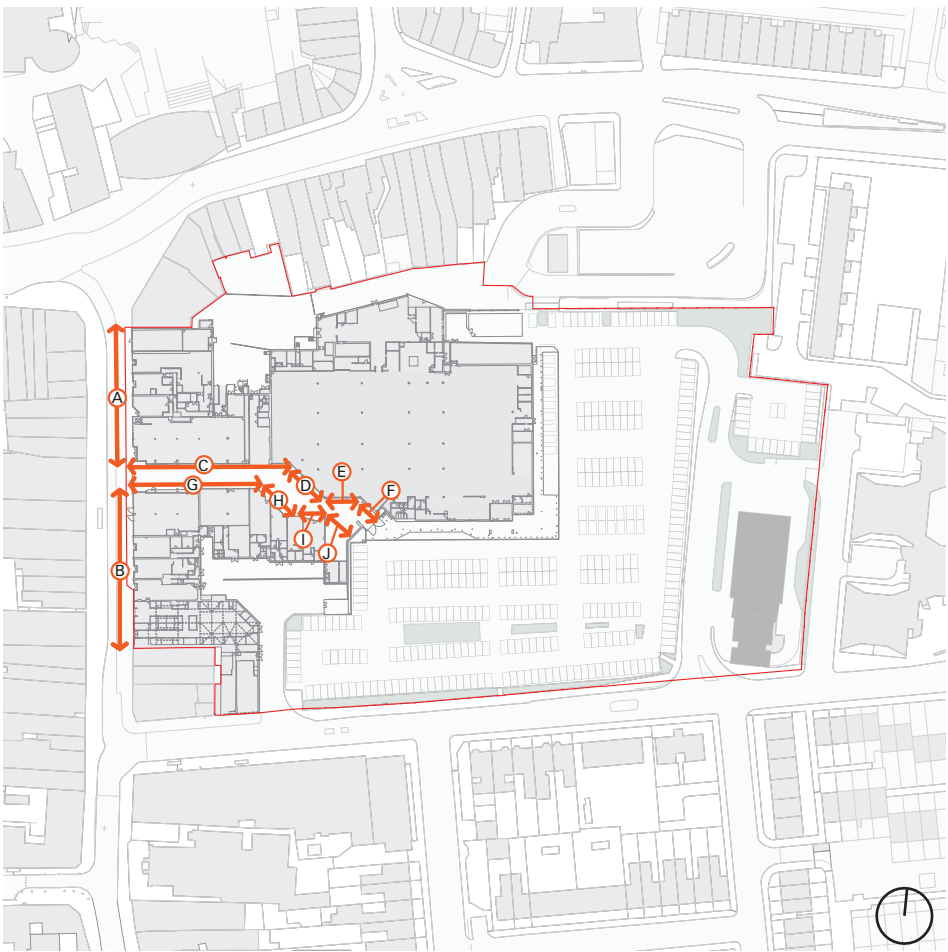


Rye Lane, Surrey Canal Walk, Peckham Road and Peckham High Street are key routes for both local and citywide scales of movement. The intersection of these routes is an important focal point for urban activity.

Flood risk



2.3.11 Retail frontage



A 44m	E 18m	I 27m
B 51m	F 7m	J 9m
C 55m	G 44m	Total
D 11m	H 9m	271m

According to the flood map planning data available through the flood map planning service, the site is within flood zone 1. This data shows land within flood zone 1 has a low probability of flooding from rivers and the sea.

Areas of existing retail frontage which need to be re-provided. The current areas of retail frontage vary within the current Aylesham Centre. Prominent retail frontage faces Rye Lane to the west. Smaller areas of retail frontage sit within the Aylesham Centre walkway.

2.4 Retail analysis

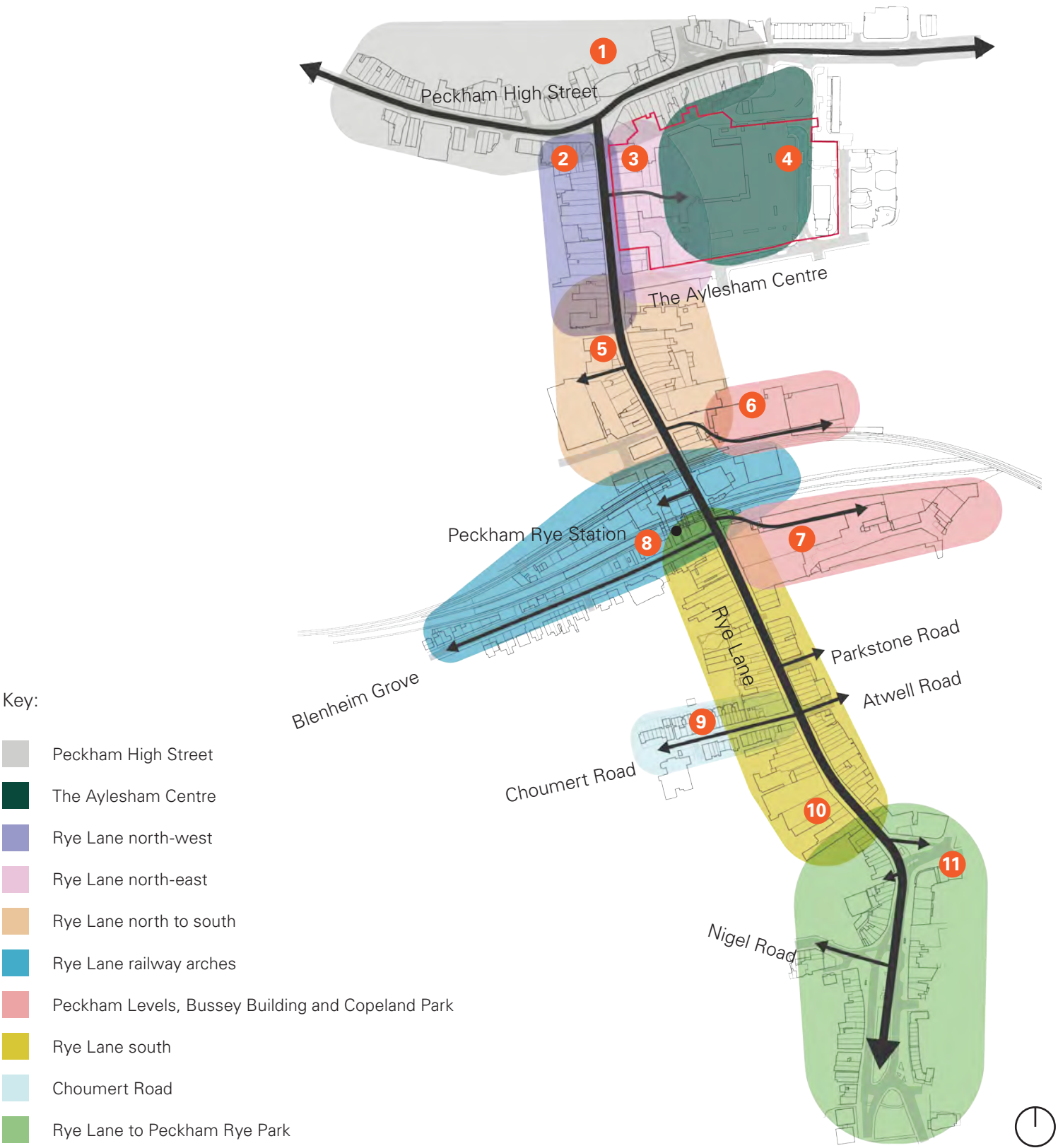
2.4.1 Retail character areas

Jas Bhalla Works carried out extensive research into Peckham’s retail landscape, exploring character, typology and provision, all of which have influence on engagement with the town centre.

The site is based around the existing Aylesham Centre, in the heart of Peckham. The Aylesham Centre provides national chain and independent retail offerings, including a Morrisons supermarket.

Peckham’s ‘Town Centre’ extends far south beyond the Aylesham Centre. The plan adjacent illustrates how Rye Lane and Peckham High Street are made up of several distinct retail character areas, each defined by the types of building and retail they offer.

A defining feature of the area is the distinction between the primary retail streets such as Rye Lane and Peckham High Street, and more intimate secondary streets and spaces that are perpendicular to these primary streets. These streets include Choumert Road, Blenheim Grove and Copeland Park.



2.4.2 Retail character areas: photos



Peckham High Street

Peckham High Street is a busy thoroughfare upon which the volume of traffic compromises the retail experience and public realm. The road serves a number of bus routes and has large volumes of traffic as it provides a strategic link to Central London. It consists largely of independent stores.



Rye Lane north-west

This character area is one of the busiest sections of Rye Lane in terms of pedestrian traffic, cyclists and buses. It comprises of a combination of chain and independent stores located within historically residential properties that have been converted to mixed-use buildings.



Rye Lane north-east

'Rye Lane north-east' is distinct from 'Rye Lane north-west' due to the types of buildings and nature of retail units. This character area comprises the front facade of the Aylesham Centre, the location of the site and a purpose-built retail mall constructed in the 1980s. The majority of the units that front Rye Lane are national chain stores.



The Aylesham Centre

The retail units inside the centre have a different character from those benefiting from street frontage. The units within tend to be independent retailers, servicing pedestrians travelling through to the Morrisons store. Lined with market stalls, the pathway is highly active, and products often spill beyond the confines of the unit.



Rye Lane north to south

This character area is distinct from the area immediately to its north (Rye Lane north-west) as building typologies and plot widths become less consistent. There is also a larger proportion of independent stores.



Peckham Levels and Peckham Complex

This unique character area contains multi-storey complexes which have been re-purposed into a wide variety of uses, including artist studios, cinemas, restaurants, and rooftop bars. Most active during evenings and weekends, these facilities are a destination in their own right, attracting visitors beyond the immediate vicinity.



Bussey Building and Copeland Park

This area is a former industrial complex with a unique character containing low-rise former warehouse buildings which have been re-purposed into a wide variety of uses, including restaurants and bars. These facilities are a destination in their own right.



Choumert Road

Choumert Road is home to a range of independent retail, many of which inhabit compact 'micro units' that occupy the ground floor of converted residential buildings. The retail offer is diverse.



Rye Lane to Peckham Rye Park

This final stretch of Rye Lane is quieter as the street widths increase, and footpaths become more generous.



Rye Lane railway arches

Rye Lane railway arches exemplify a redundant infrastructure being adapted for new uses; this character area offers retail and commercial units within spaces that benefit from an intimate, human scale.



Rye Lane south

The south section of Rye Lane operates more as a local high street with more independent retail units than the northern section, and is less busy.

2.4.3 Retail function analysis

Chain vs. independent stores

- Key:
- Chain stores
 - Independent stores



Rye Lane has a relatively high percentage of independent retailers, with many clustered to the north. The Aylesham Centre has a higher percentage of national chain stores than the rest of Rye Lane.

Analysis:

- 26% Chain retail percentage north of railway
- 11% Chain retail percentage south of railway
- 18% Chain retail percentage overall
- 45% Chain retail percentage on site

Specialist ethnic retailers

- Key:
- Religious services
 - Southeast Asian retail
 - Irish retail
 - Afro-Caribbean retail
 - Halal retail



Specialist ethnic retailers are shops that sell goods and services to a particular ethnic community. Businesses run by people of specific ethnic groups often attract customers from similar backgrounds due to informal connections, reinforcing links with the community.

Analysis:

- 7% Religious services to all ethnic retail
- 5% Southeast Asian retail to all ethnic retail
- 2% Irish retail to all ethnic retail
- 68% Afro-Caribbean retail to all ethnic retail
- 18% Halal retail to all ethnic retail

Afro-Caribbean retail

- Key:
- Food and drink - night
 - Food and drink - day
 - Food and drink - fast food day
 - Retail - other
 - Retail - fashion and cosmetics
 - Food retail
 - Food retail - specialty
 - Retail - off license / convenience



Peckham is synonymous with its Afro-Caribbean community and culture, which is prevalent throughout Rye Lane. This plan highlights the specific types of businesses that explicitly service Peckham's Afro-Caribbean community. Uses are varied and specialist retailers exist in smaller units.

Analysis:

- 36% Percentage of Afro-Caribbean food retail to all food retail
- 6.3% Percentage of Afro-Caribbean product retail to all product retail
- 8% Percentage of Afro-Caribbean food and drink to all food and drink

Retail typologies

Key:

- Internal arcades
- Deep shop plans
- Shallow shop plans
- Multi-level retail
- Semi-open
- Railway arches / warehouses
- Market stalls
- Supermarket

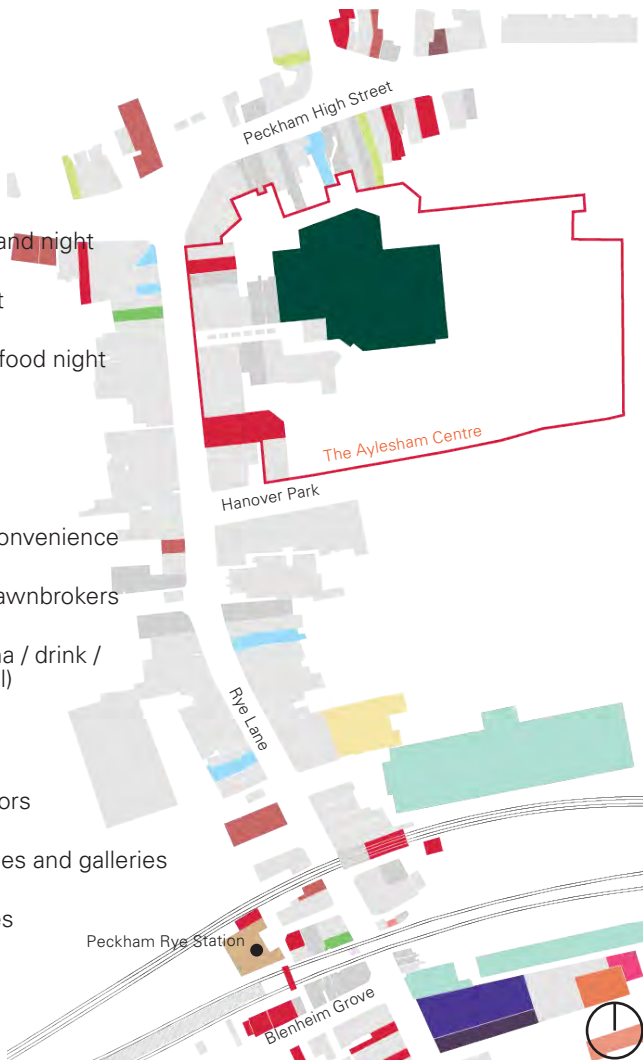


The majority of Rye Lane’s retail sits within deep plan shops, with other, often larger typologies interspersed. Narrow shop fronts characterise units directly fronting onto Rye Lane. Typologies along secondary streets are more varied.

Retail open at night

Key:

- Food and drink - day and night
- Food and drink - night
- Food and drink - fast food night
- Services - sport
- Food retail
- Retail - off license / convenience
- Services - betting / pawnbrokers
- Multi-purpose (cinema / drink / dining / retail / cultural)
- Retail - other
- Retail - multiple vendors
- Services - event spaces and galleries
- Services - workspaces



There is a clear divide between the spaces north of Peckham Rye Station and those to the south, with the latter having a far more active evening economy, typically open after 8.30pm. There is a cluster of night-time uses around the train station.

Analysis:

26.5% Percentage of retail open at night to all retail

2.5 Site history

Placing the Aylesham Centre in the context of Peckham’s history of almost constant change helps to contextualise its future.

In the early 19th century, Peckham was a rural hamlet. The name ‘Peckham’ derives from Old English words ‘peac’ meaning peak and ‘ham’ meaning homestead.

Rye Lane evolved from a rural lane, to a Victorian high street, then an early 20th century urban centre. Postwar decline led to the introduction of large scale retail and development behind Rye Lane, the reinvention and repurposing of which has been central to Peckham’s emerging importance as a centre of creativity in the 21st century.

The Aylesham development presents the opportunity to continue this without disrupting Rye Lane’s importance as a vibrant focus for the area’s diverse communities. The Aylesham Centre is noted in LBS’s Rye Lane Peckham Conservation Area as being where ‘opportunity exists to redevelop the indifferent post World War II buildings.’

The Jones & Higgins large department store was built in 1867. In 1894, Henry Jarvis designed the new clock tower building at the junction of Rye Lane and Peckham High Street, based on a clock in Venice’s Piazza San Marco. The existing Aylesham Centre was built in the 1980s, opened by HRH Princess Margaret in July 1988.

- 1. Postcard view of Rye Lane from Peckham High Street from the early 1890s
- 2. Destruction of war; looking down Hanover Park in 1943
- 3. Jones & Higgins Rye Lane store front in 1970s
- 4. Jones & Higgins’ hosting a fashion show event
- 5. View off Rye Lane in 1983
- 6. Alo-Wa Oral History Group in Southwark Women’s Centre, 1991
- 7. Gillian Wearing, ‘Dancing in Peckham’ 1994, still from a 25-minute video



2.6 Site evolution



1830

In the early 19th century, the area was interspersed with residences. Most of the land was arable and local market gardens supplied London with fresh produce.



1871

The principal roads were the High Street and Rye Lane. By 1871, commercial density had expanded along the High Street with buildings backing onto the site. Semi-detached homes occupied Rye Lane with generous back gardens. Larger homes fronted Hanover Park.



1894

By the late 19th Century, Peckham was a retail hub. The large department store Jones & Higgins occupied the junction of Peckham High Street and Rye Lane. The High Street was widened for a tramway, increasing footfall on Rye Lane, in turn enabling it to become the area's main shopping parade.



1945

During World War II, the north-east of Rye Lane suffered bomb damage with several buildings damaged beyond repair. The above map shows the extent of destruction, the darkest being total. Post-war buildings such as London Transport garages at the north end of Rye Lane were developed.



1968

The second half of the 20th century was a period of economic decline. This was a result of a changing population, as older residents moved out they were replaced by a younger population, which included significant ethnic minority communities. Purdon and Clifton House to the north-east of the site were constructed in this era.



2022

Rye Lane and Peckham High Street remain an important commercial and cultural centre, continuing Peckham's rich history. (OS Map)

2.7 Site heritage and conservation

2.7.1 Conservation areas

The site is surrounded by areas of special architectural and historical interest, as recognised by LBS. The Rye Lane Conservation Area, designated in 2011, covers the commercial centre of Peckham, and is partially inside the site boundary. The local area is also home to a number of Grade II Listed and locally listed buildings, as outlined in adjacent plan.

The former Jones & Higgins Clock Tower and HSBC Building are two key heritage buildings that anchor the Eastern corners of the site. The Clock Tower opened in 1867 as the Jones & Higgins Department Store, an essential part of Peckham’s commercial history.

2.7.2 Townscape Heritage Initiative

The Townscape Heritage Initiative (THI) is the restoration organisation set up to bring historic buildings in Peckham town centre back to life. It is funded by LBS and the National Lottery Heritage Fund.

THI has already repaired and restored several buildings on the junction of Peckham High Street and Peckham Hill Street, just to the north of the Aylesham Centre development site.

Key:

Grade II listed

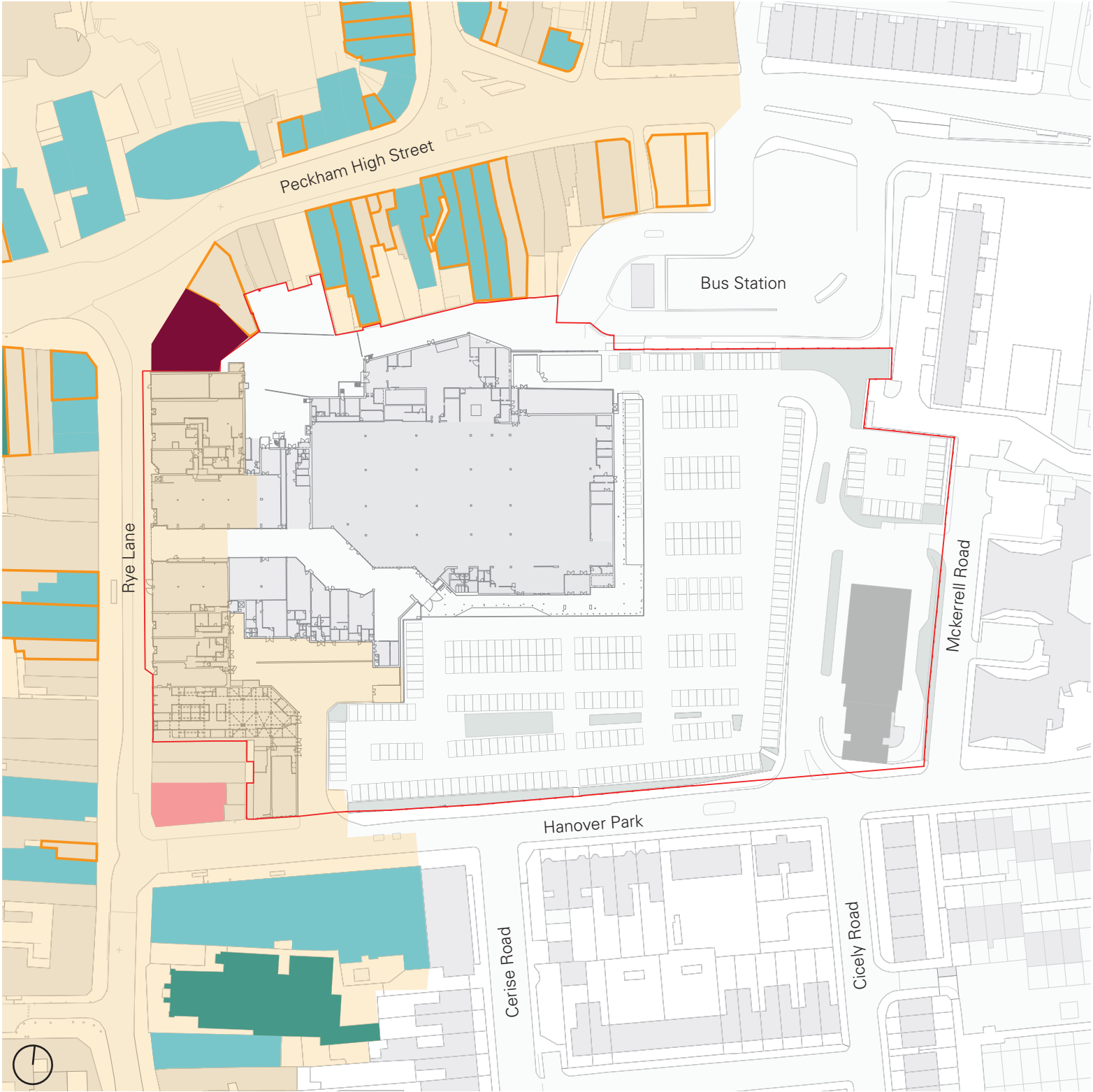
Locally listed

Rye Lane Conservation Area

Townscape Heritage Initiative

Former Jones & Higgins building

Former HSBC building

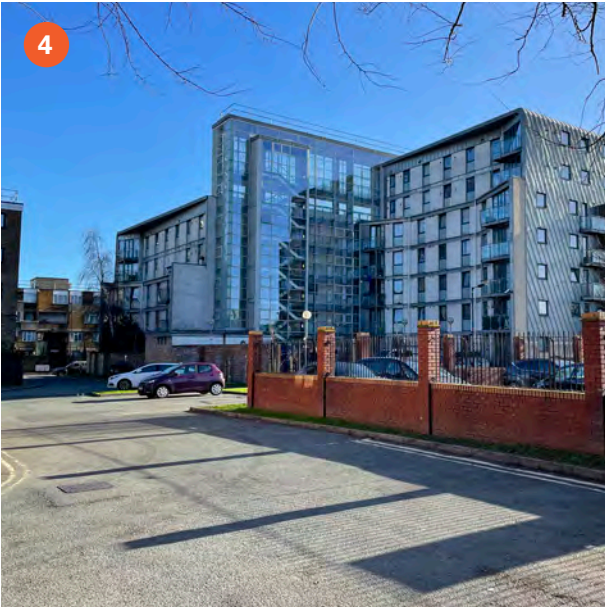
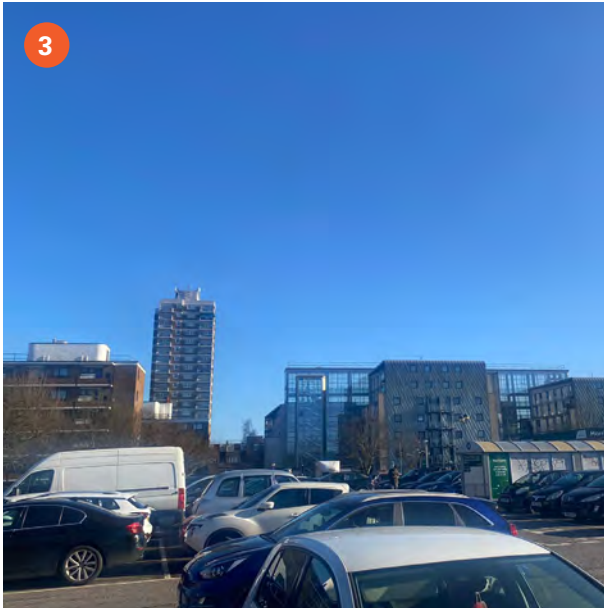
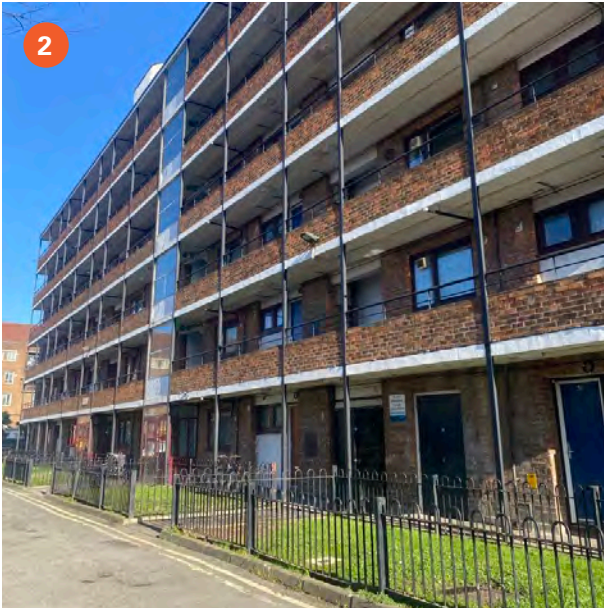


2.8 Character

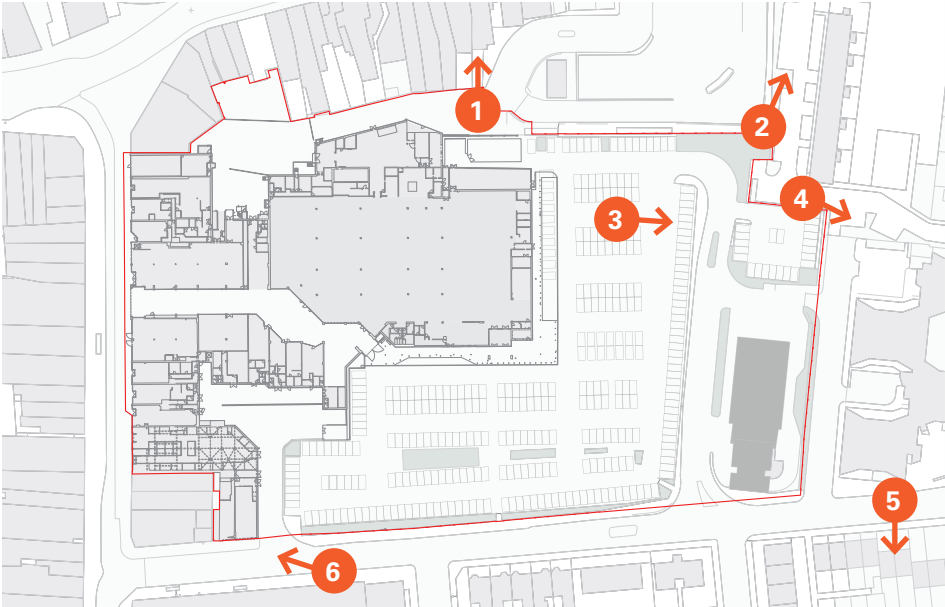
Peckham is a diverse London suburb, characterised by a strong sense of community. Architecturally diverse, it has areas of Edwardian to inter war residential streets, contrasting with commercial and retail streets of more intense activity. There is no prevalent architectural language, with a mix of architectural styles contributing to the diversity of the town centre.

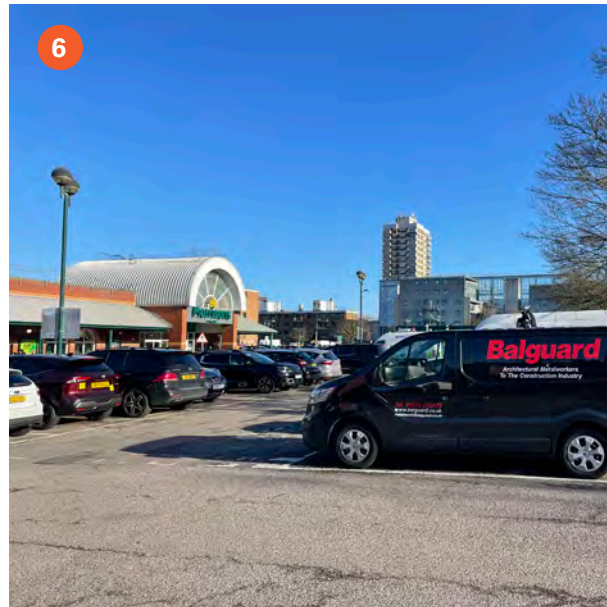
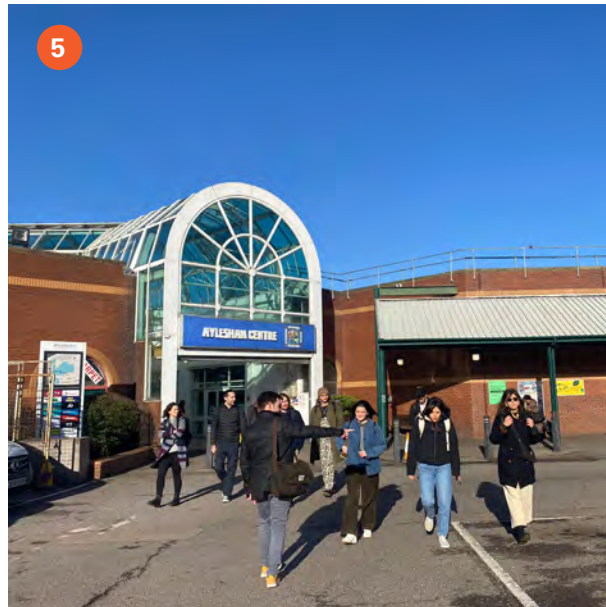
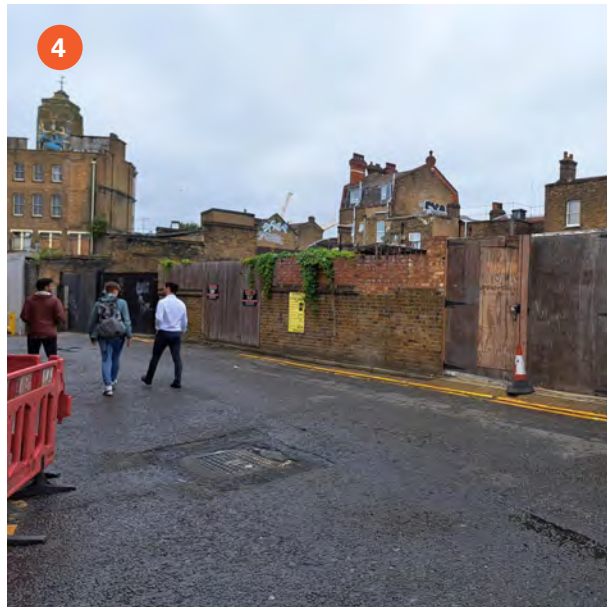
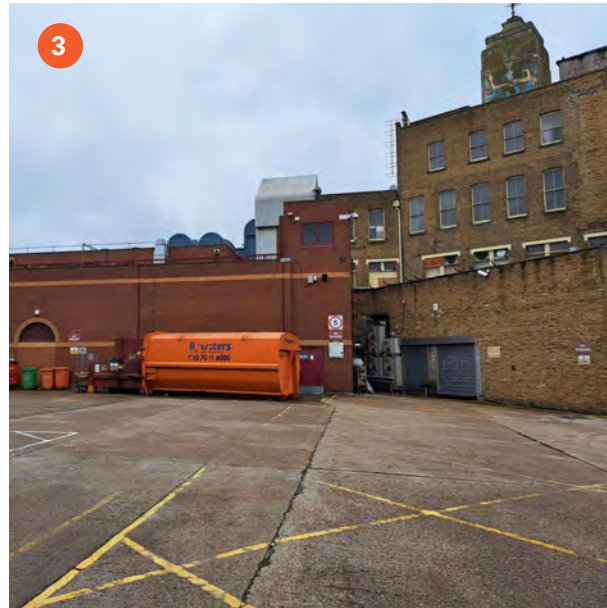
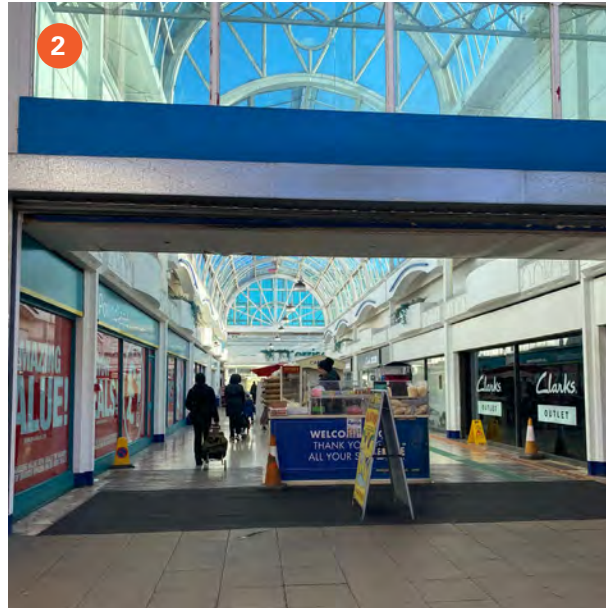
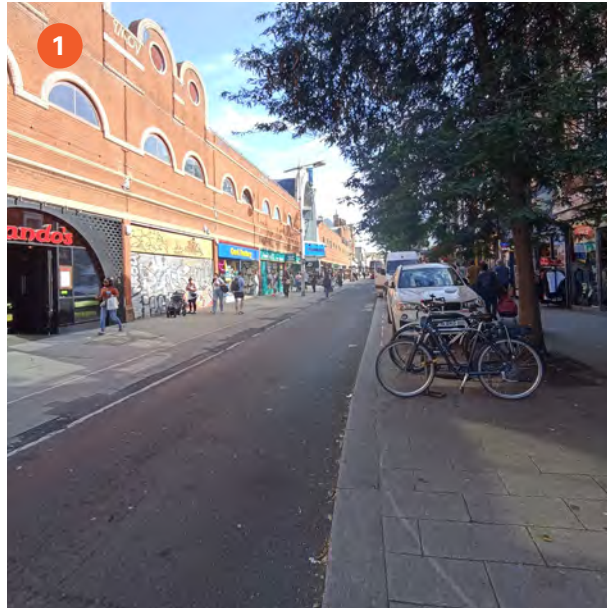


2.9 Site context photos

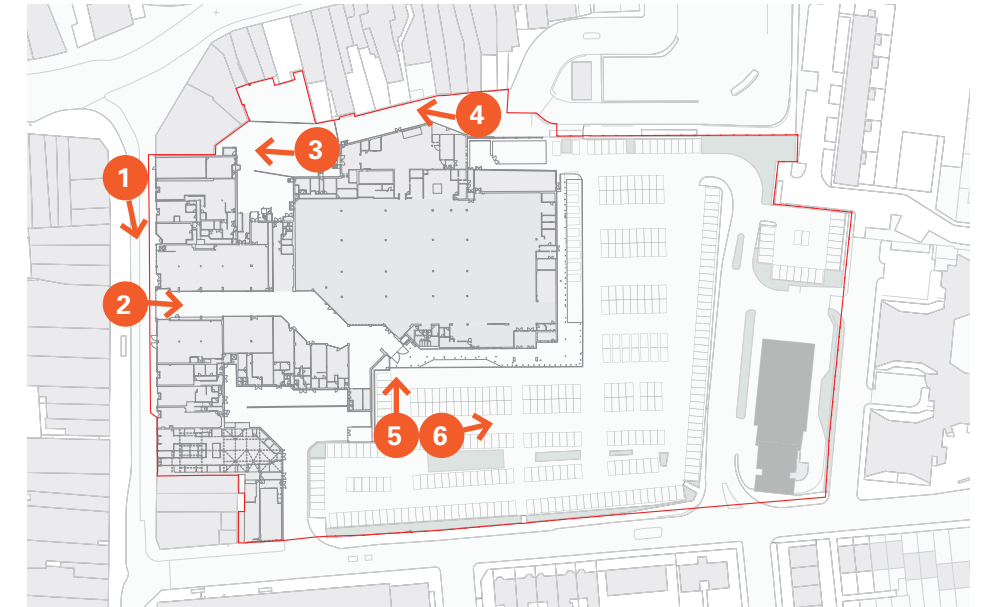


- 1: Looking north towards the rear of the Peckham Eye Clinic and other buildings on Peckham High Street.
- 2: North-east towards Purdon House, the neighbouring six-storey residential building.
- 3: Looking east across the car park at 81 Hanover Park to Witcombe Point beyond.
- 4: South-east towards 81 Hanover Park.
- 5: Looking south towards houses on Hanover Park.
- 6: The southern extent of the Aylesham Centre, as seen from Hanover Park.





- 1: View looking south down Rye Lane, showing the facade of the existing Aylesham Centre.
- 2: Looking east from inside the existing Aylesham Centre from the Rye Lane entrance.
- 3: View behind the clock tower looking west.
- 4: View west towards the back end of the retail units on Peckham High Street.
- 5: Looking at the car park entrance to the existing Aylesham Centre.
- 6: View east across the carpark, showing the entrance to Morrisons with 81 Hanover Park to the immediate east of the site, and the Witcombe Point 20-storey tall building behind.



Constraints and opportunities

3.

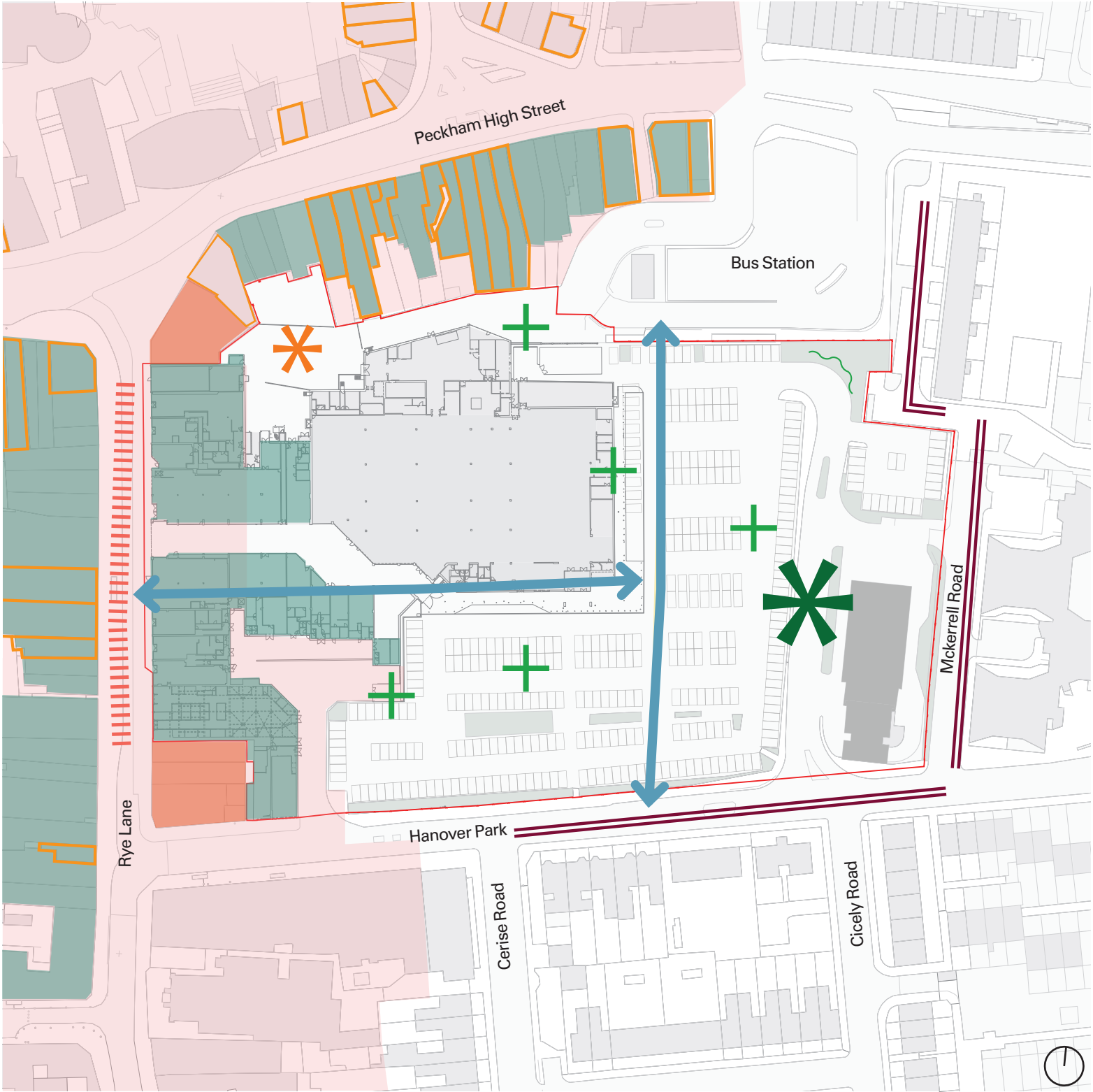
3.1 Opportunities summary

The site hosts many opportunities that can be built upon to provide a dynamic mixed-use scheme to benefit the local community.

The following diagram explores the opportunities of the site, most of which are identified in the project brief.

Opportunities

- |||| Opportunity to continue focus on commercial activity
- == Opportunity to respond to residential streets
- ➡ Opportunities for increased pedestrian permeability
- * Opportunity to activate the yard space
- * Opportunity to improve visibility of Morrisons store
- + Opportunities to create green space
- Opportunity to continue and improve retail
- Opportunity to respond to Conservation Area: Rye Lane
- Opportunity to respond sympathetically to historic buildings
- Opportunity to respond sympathetically to THI buildings



3.2 Constraints summary

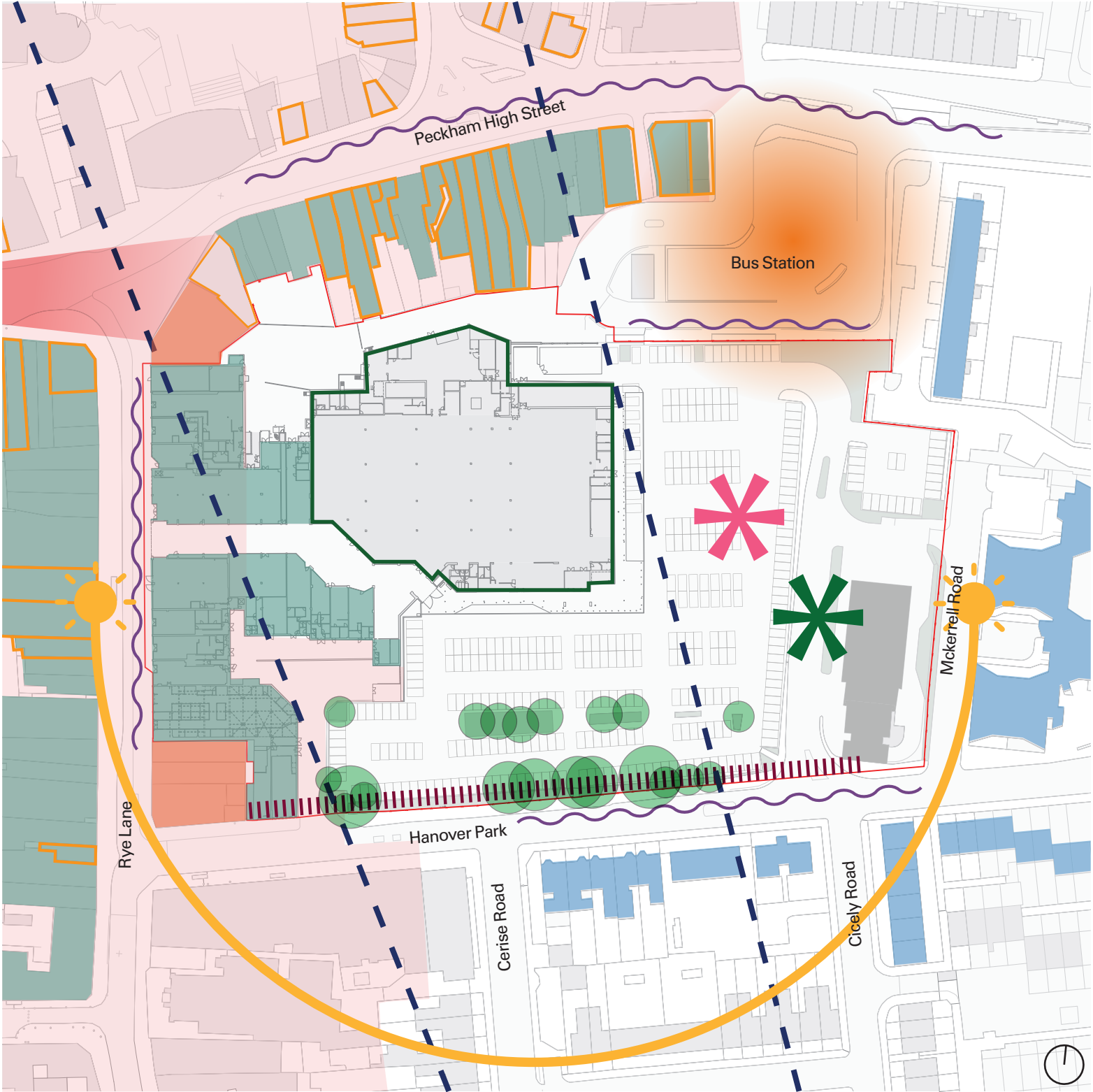
A series of site constraints have been identified. These include, but are not limited to:

- Key townscape views
- Site boundary
- Basement location
- TPO trees
- Phasing
- Existing site levels

The following diagram explores the constraints of the site, most of which are identified in the project brief.

Constraints

- LBS view corridor requires a clear view of St Paul's
- Key townscape views of former Jones & Higgins building clock tower
- ~ Noise from traffic
- Conservation area: Rye Lane
- Historic buildings anchoring site to respect and respond to
- Opportunity to respond sympathetically to THI buildings
- Retail culture to be continued and re-provided where lost
- Residential character and heights
- Existing Morrisons store to remain operational during construction
- ✱ Location suitable for new Morrisons store
- ☀ Sunlight path around the site
- ✱ Taller buildings appropriate to the east of the site
- Bus station in active use
- |||| Limited options for servicing and customer vehicular access
- Existing TPO trees (indicative locations, varying categories)

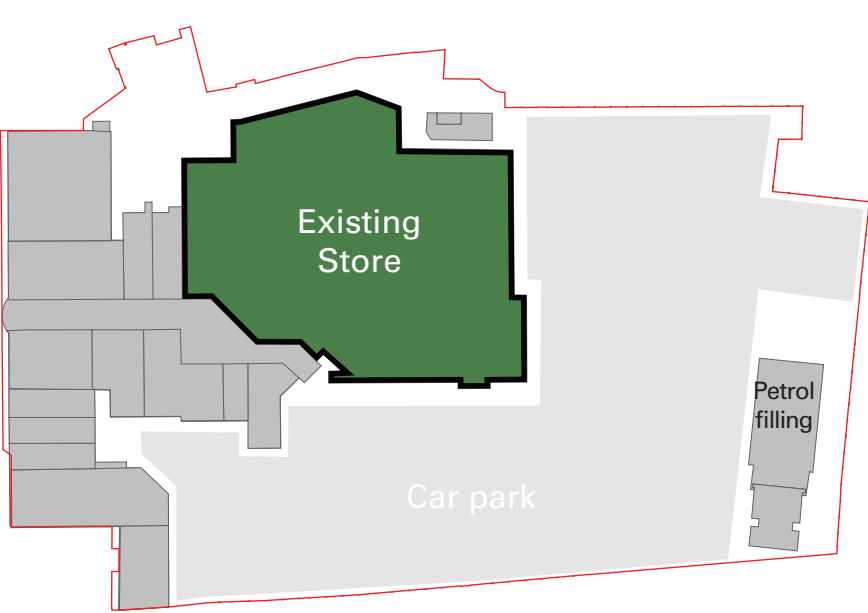


3.3 Continued operation of Morrisons store

The Proposed Development takes the opportunity to relocate the existing supermarket to the east of the site. This would create more visibility, as the existing store is partially hidden at the east of the Aylesham Centre.

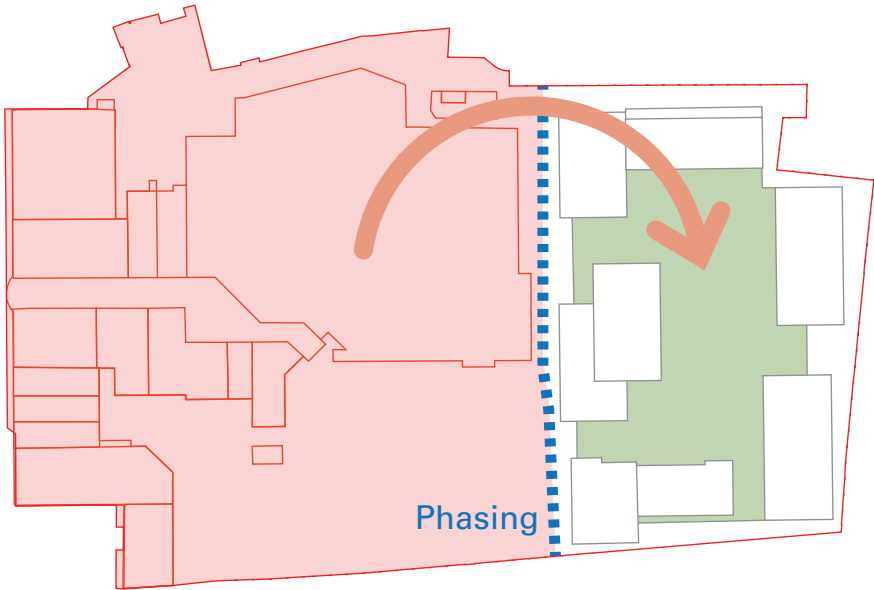
Phasing has been considered carefully to ensure that the existing store can remain operational throughout construction of the new store to the east. Phase 1 will include the new store and a mix of homes above a shared podium garden and play space. The customer car parking will be allocated to a basement below the Phase 1 development.

Once the new store is open, Phase 2 can commence, beginning with the demolition of existing store and the Aylesham Centre.



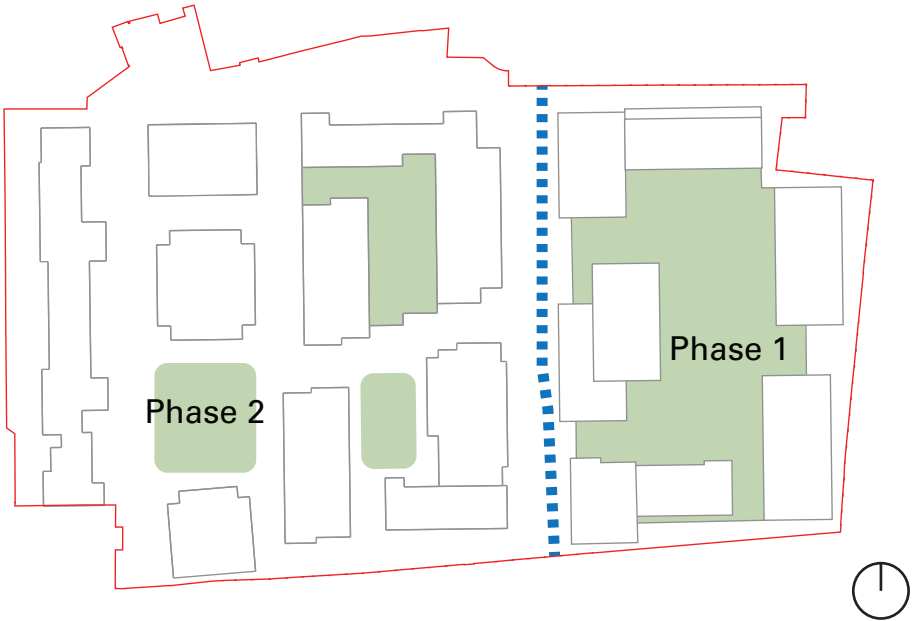
Existing site layout

Car park to the south and east, petrol filling station in the south-east corner of the site.



Site layout during construction of replacement supermarket

The site is divided to allow construction to safely happen whilst the existing supermarket and Aylesham Centre remain operational.



Site layout after construction of Phase 1

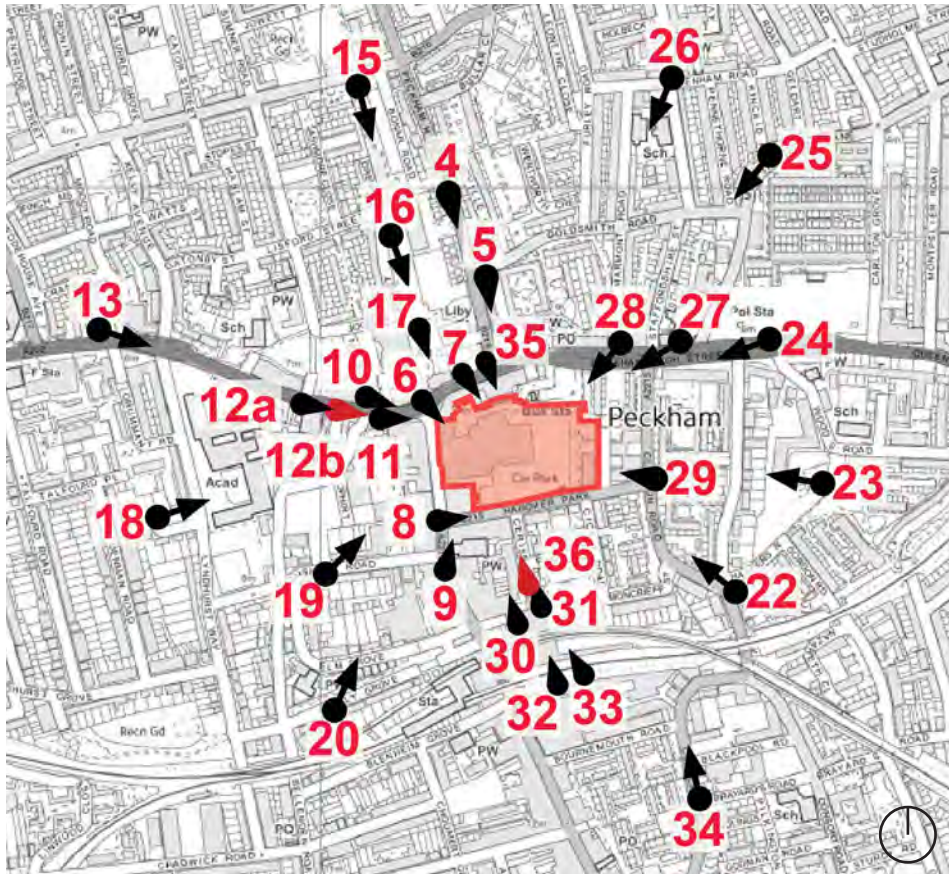
Following completion of the new supermarket, the west of the site is cleared and Phase 2 is constructed.

3.4 Townscape considerations

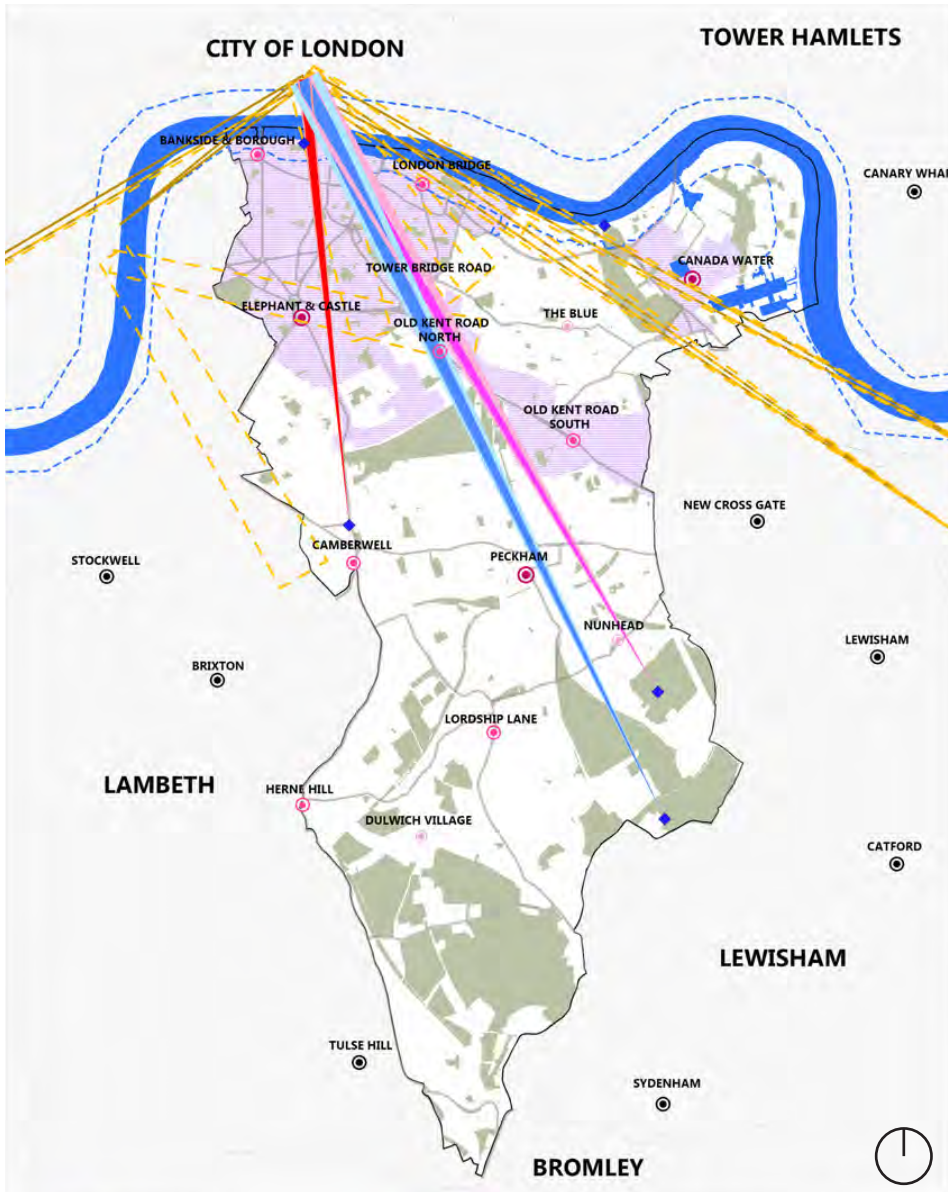
Townscape views

A series of 37 townscape views have been identified and agreed with LBS, which have been taken into account during the design process. These have been used to study the emerging massing and present the scheme through pre-application meetings.

The image to the right is a key plan showing where key views have been identified to be tested within VU City. The image to the right shows an excerpt from the LBS Local Plan 2022 showing protected viewing corridors, protected open spaces and possible locations for tall buildings.



Key plan of views surrounding the site tested using VU City



- Protected Open Space
- Possible locations for Tall buildings
- Borough View Point Locations
- Thames Policy Area
- London View Management Framework Cemetery Landmark Viewing Corridor
- London View Management Framework Wider Setting Consultation Area
- Borough View LVS Camberwell Road Landmark Viewing Corridor
- Borough View WSCA Camberwell Road Wider Setting Consultation Area
- Borough View LVS One Tree Hill Wider Setting Consultation Area
- Borough View WSCA One Tree Hill Wider Setting Consultation Area
- Borough View LVS Nunhead Cemetery Landmark Viewing Corridor
- Borough View WSCA Nunhead Cemetery Landmark Viewing Corridor

Tall buildings and views from LBS Local Plan 2022 document

3.4.1 Key views

The masterplan massing considers all views as agreed with LBS and set out within the Heritage, Townscape and Visual Impact Assessment, but in particular responds to three sensitive views:

- Looking north from Peckham Levels and Bussey Building
- Looking south from Peckham Hill Street
- Looking east from Burger King to Jones & Higgins

These views have been used to present the masterplan massing to LBS, but also help define the most appropriate area for height within the development to be in the east of the site.

Burger King and Persepolis view onto Jones & Higgins



Bussey Building rooftop view



View of Peckham Levels and beyond



Key:

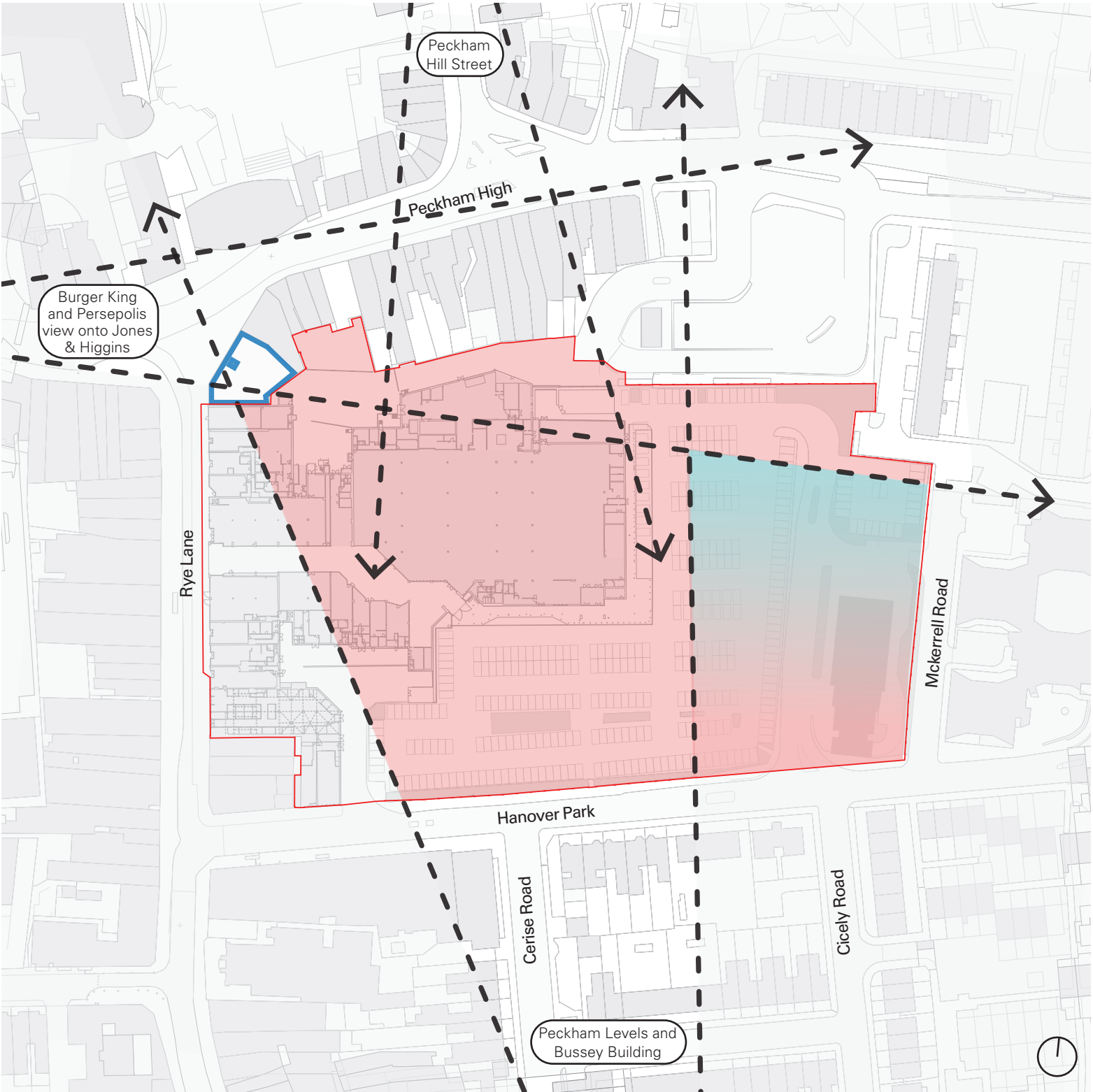
TALL

Allocation of height

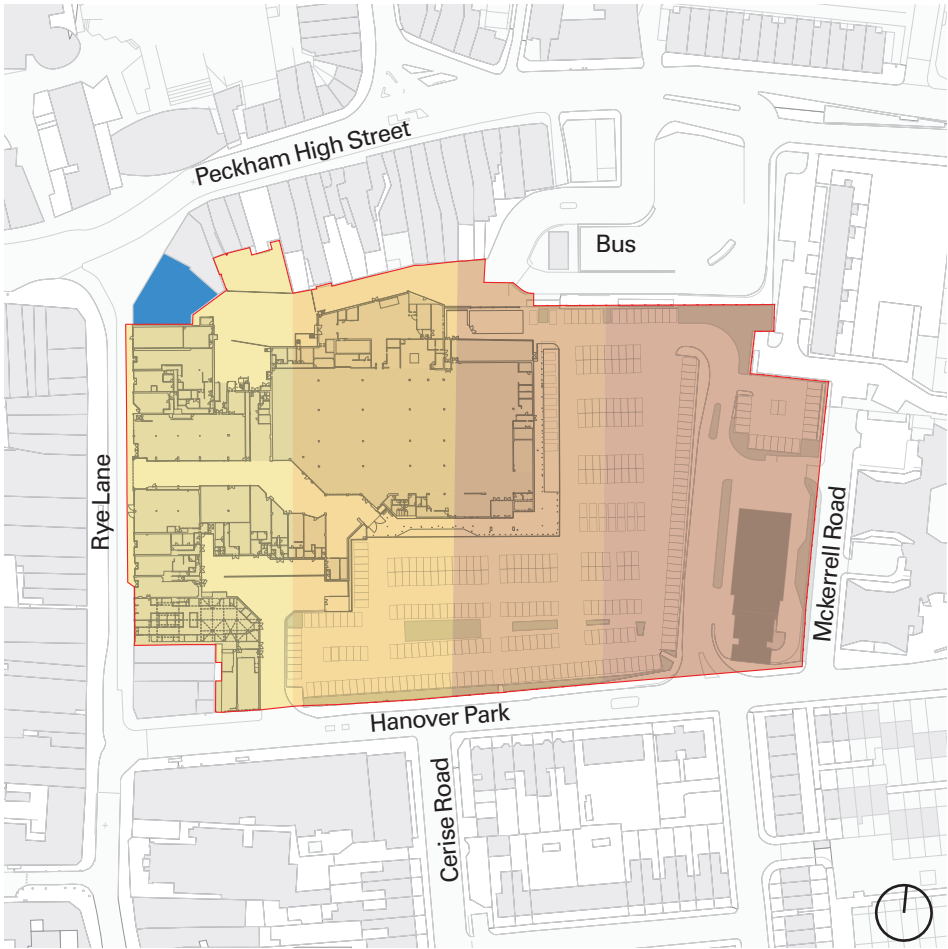
LOW

→

Landmark viewing corridor



3.4.2 View considerations - Jones & Higgins



Key:

■ Jones & Higgins

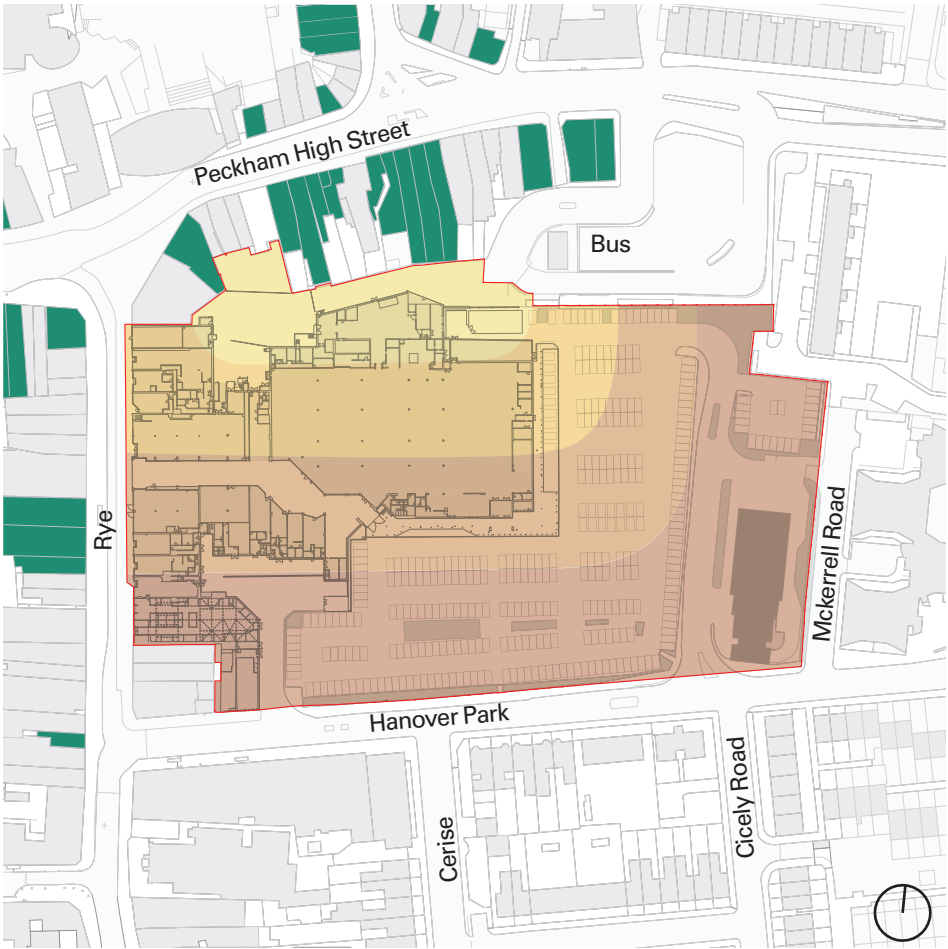
LOW Layering of buildings on site

TALL

Layering of heights

- Positioning of taller building to respect views
- Heights of Rye Lane buildings responding to former Jones & Higgins clock tower

3.4.3 View considerations - Peckham Hill Street



Key:

■ THI buildings

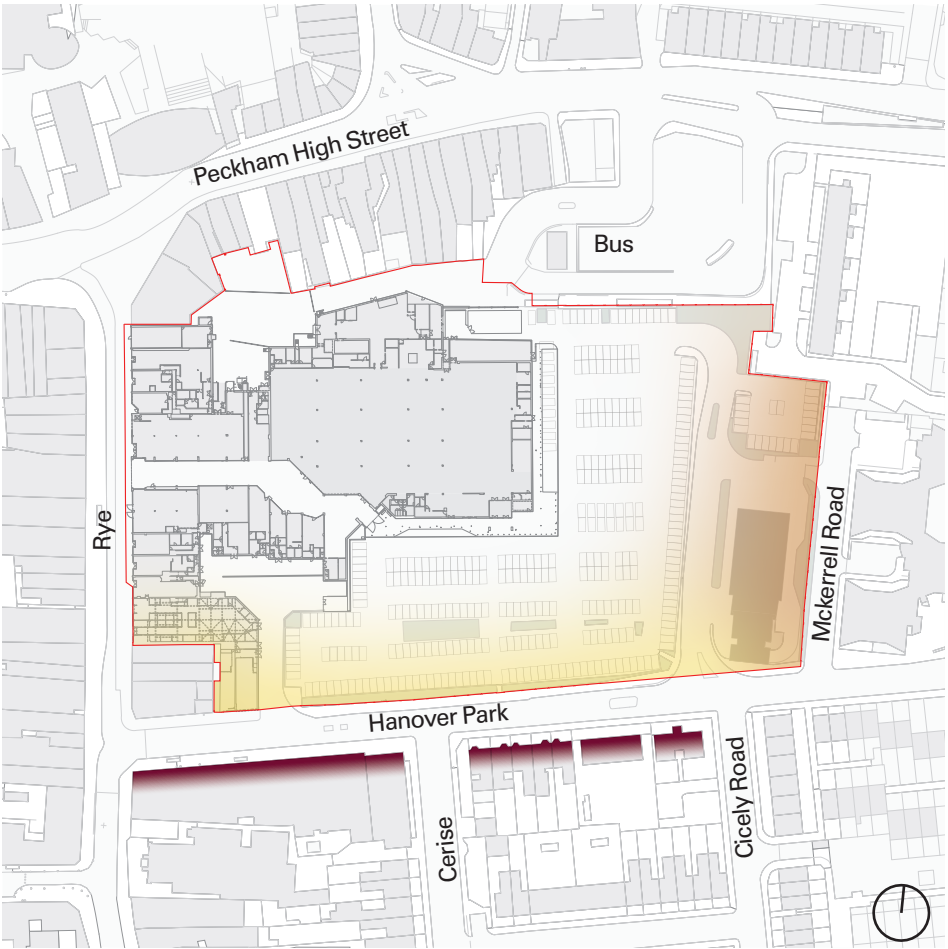
LOW Layering of buildings on site

TALL

Layering of heights

- North / south orientation of buildings to reduce width of the massing from this view and facilitate views of sky
- THI buildings require delicate architecture background

3.4.4 View considerations - Bussey Building



Key:

■ Hanover Park: retail and residences

LOW Layering of buildings on site

TALL

Layering of heights

- North / south orientation of buildings to reduce width of the massing from this view and facilitate views of sky
- Shifting and slimming of taller building to further respect views
- Datum of five-to-six storeys shoulder height to respond to Hanover Park character

Public and statutory consultation

4.