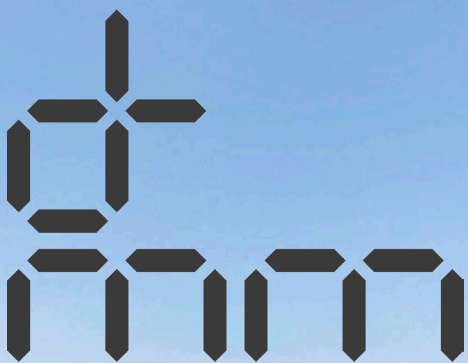


July 2024

The Aylesham Centre, Peckham

Design and Access Statement

Document reference: AC02



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

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 877 new homes, providing a mix of one-, two- and three-bedroom homes. 35% 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.

This Design and Access Statement demonstrates that the Proposed Development will 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.



View of the Proposed Development looking north towards the city

1.3 The design team

dRMM

Lead architects and masterplanners

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 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.

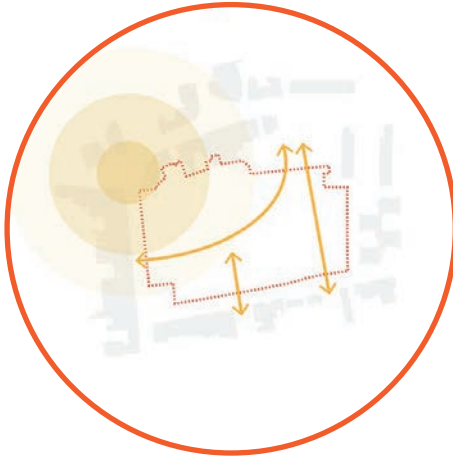
1

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.

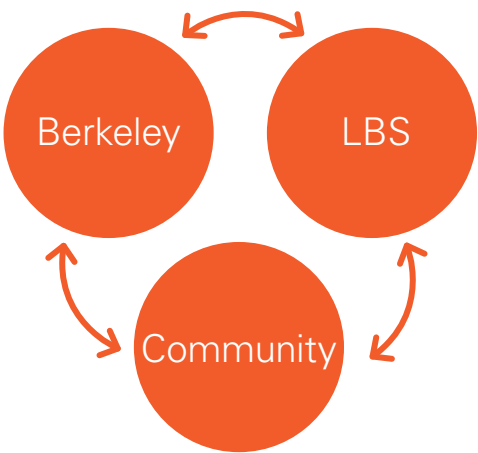




1.5 Brief and key project objectives

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.

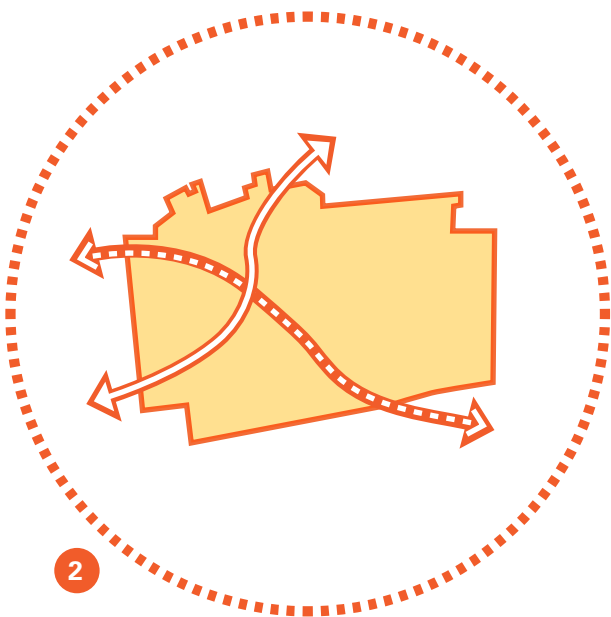
Alongside the client aspiration and defined briefing items for the site, there have been a series of holistic drivers informing the initial approach in developing a response to the briefing document.



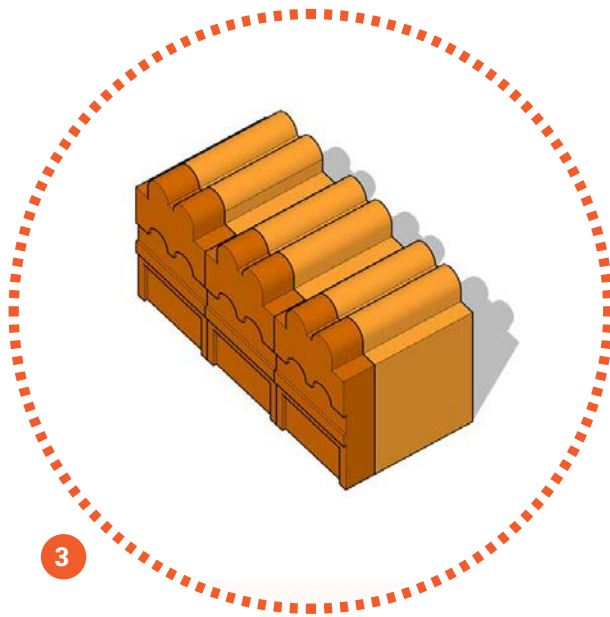
- 1 Joint project brief**
Produced through consultation between LBS and Berkeley Homes, the brief outlines the indicative number of homes, flexible retail, leisure and commercial provision linked back to the site allocation as defined by LBS in the Local Plan. The project brief defines a series of constraints 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 five to 20 storeys in height
- 877 residential homes
- 35% 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 3,800m²
- 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
- 1,609 residential 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