

Landscape

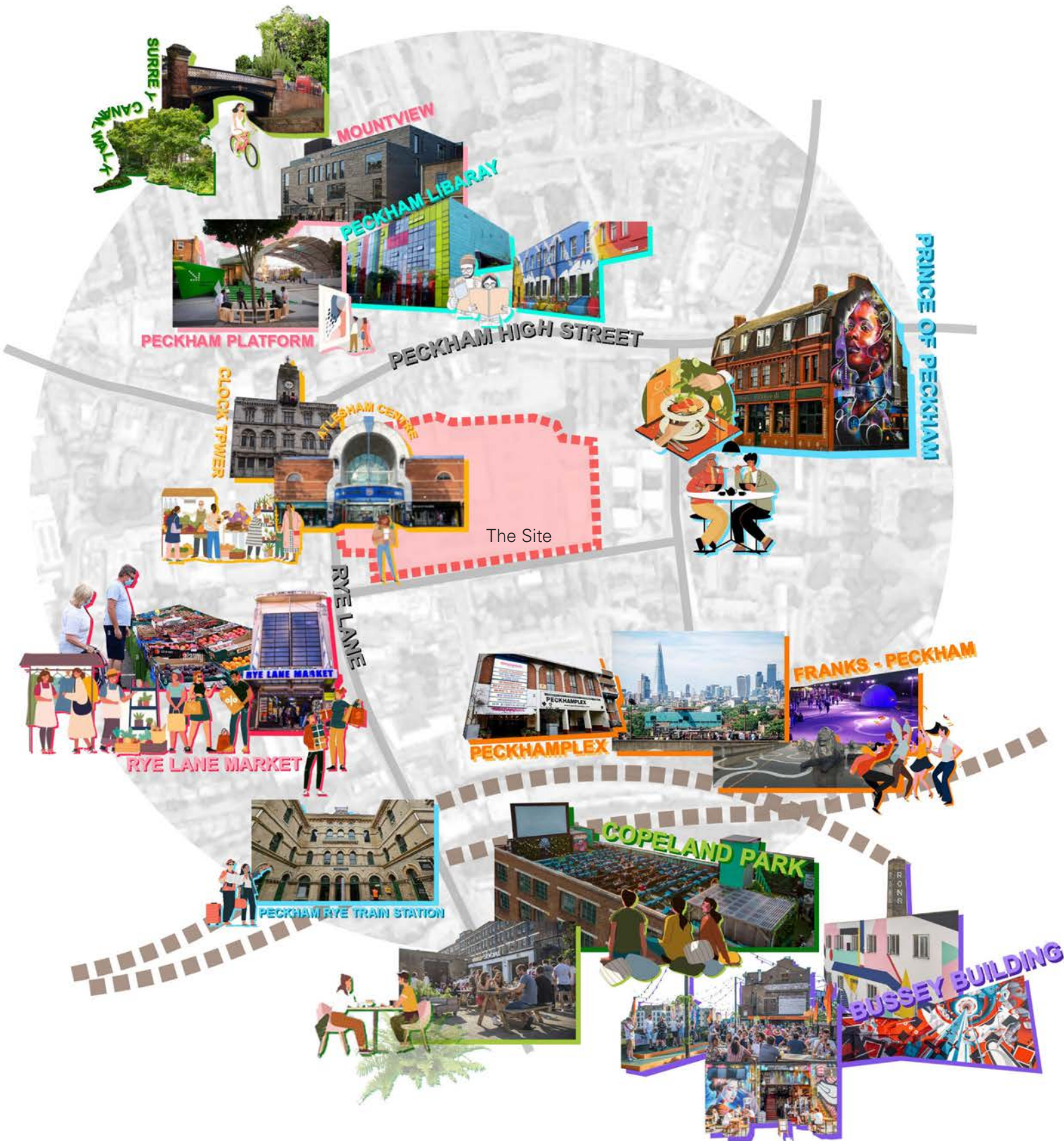
6.

Local character

The following pages are an abridged version of the full Landscape Design and Access statement produced by Gillespies, for further details refer to full document; 'Appendix 1. Landscape Design and Access statement'

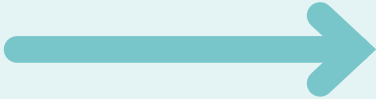
The local character of Peckham is extremely diverse and vibrant. It is both a beloved neighbourhood by its residents as well as a popular destination for visitors for its art scene, food, and notable bars / events venues. The diagram / collage to the right shows the locations of various popular streets and spaces within Peckham. Understanding the character of these spaces will be key to integrating the Proposed Development with its urban context.

Peckham's identity is enriched by bold, colourful murals, vibrant spaces, and re-imagined event venues. These spaces surround food and beverage retailers, as well as stalls selling produce that caters to a diverse cultural background.

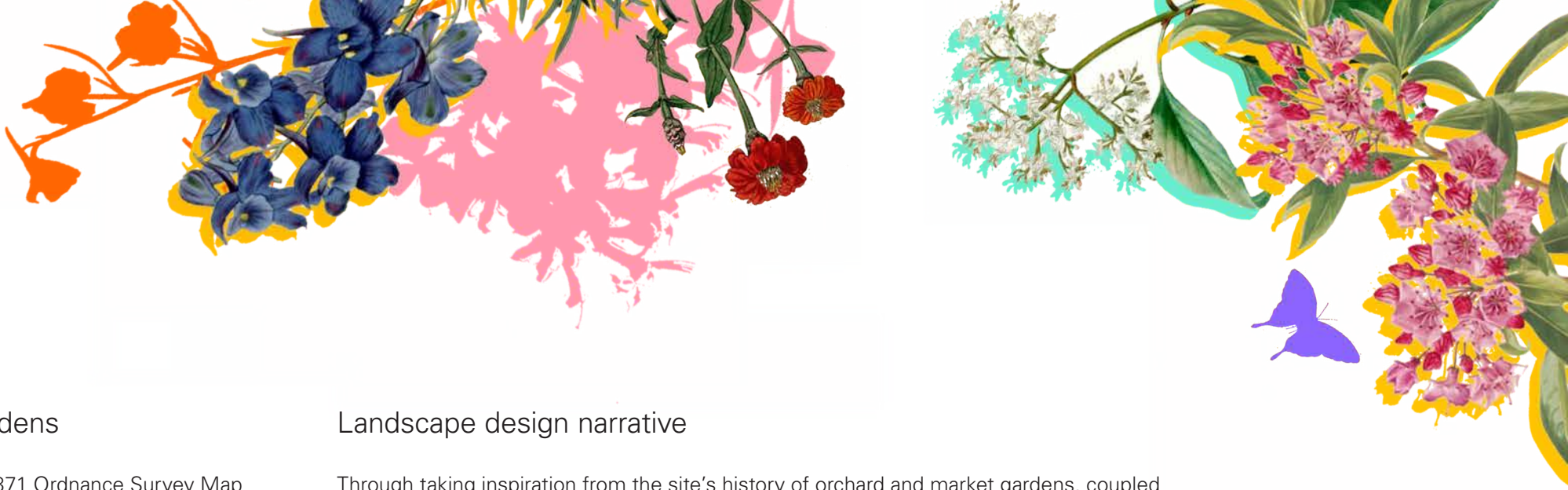


Translating existing Peckham spaces to the landscape

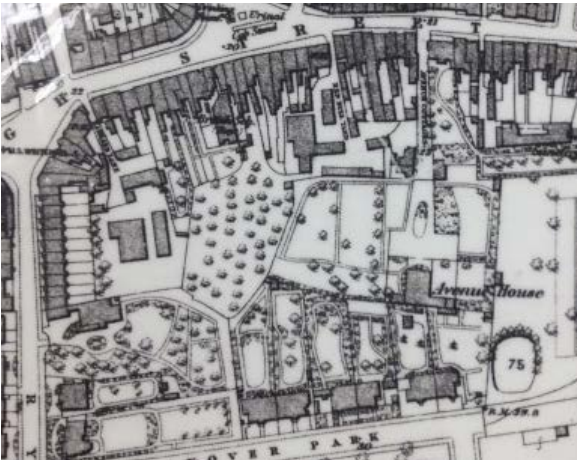
We have identified five key activities which have a unique expression in the urban fabric of Peckham. These primarily exist in indoor or roof spaces and we have identified the key components of these which could be expressed in open spaces broadening the use and creating a greener Peckham.

Socialise				Components • Lawn space • Opportunities for picnics, outdoor activities (e.g. yoga classes) • Raised edge for seating
Work				Components • Communal table for meetings / workshops • Nestled into planting • Opportunity for tech integrations
Dine				Components • Spill out tables and chairs to flexible retail, leisure and commercial units • Buffer planting to separate from pedestrian environment • Opportunity for tree planting
Play				Components • Opportunity to integrate playful colours and textures • Opportunity to integrate into planting • Multi-generational play
Rest				Components • Opportunity to integrate playful colour and textures • Opportunity to integrate into planting • Variety of seating typologies

Design narrative



The site’s rich history of orchards and gardens



- 1871 Ordnance Survey Map shows the Aylesham Centre site populated with orchards and gardens
- A patchwork of orchards and market gardens surrounded the site, which grew produce for sale locally and to the heart of the city of London to the north

Landscape design narrative

Through taking inspiration from the site’s history of orchard and market gardens, coupled with the influence of Peter Collinson’s work within Peckham’s history, the design intent is to infuse a **botanical influence** within the design.

The aim is to create a verdant, colourful, and beautiful **destination** where visitors and residents of Peckham can enjoy being outdoors whilst still experiencing the **vibrant and quirky** energy that is characteristic of Peckham.

The forms within botanicals were used as a starting point to develop a strong form language within the design, and was carried through into the details of the paving, furniture and planting.

Peckham botanist Peter Collinson



- Influential botanist who lived in Peckham and created beautiful botanically rich gardens in Peckham that were visited by many
- Introduced a plethora of American plant species to Peckham and to the UK from his travels
- Collected and documented rare species sent to him from his contacts in the United States
- Was elected as Fellow of the Royal Society for his contributions to botany in the UK

Design pillars

History + Present = Future

Rich biocultural and green history

Vibrant, cool, quirky, diverse, unique energy of Peckham

Uniquely Peckham outdoor experience that incites joy and curiosity through a vibrant, greener landscape



Landscape design pillars



1. Enhance public activation

Defines the key meeting places and visual markers throughout the masterplan. Public activation elements will be destinations which act as a way finding tool throughout the site, creating hotspots for activities.

These markers will help build strong local communities and activate all areas of the masterplan in various ways. Ensuring clear connections and ease of movement to and from all areas of the masterplan will unlock the site and activate the spaces.



2. Create a place of wonder

Small interventions which act as wayfinding elements and destinations while contributing to making the masterplan a unique and diverse place.



3. Strengthen Peckham's green infrastructure

Establishes a hierarchy of green spaces, green links and a baseline for functioning natural ecosystems which set the scene for the public realm's identity across the masterplan. The green infrastructure is the base layer that all other layers will build on to bring the masterplan to life.

6.1 Landscape masterplan

Ground floor masterplan

The landscape masterplan unifies the site through a robust and diverse public realm canvas that stitches the Proposed Development into its surroundings while new routes re-addresses the site to its immediate context and local streetscapes.

The landscape aims to provide for the various users of the site through a series of interlinked spaces with different roles and functions, all of which are designed around the idea of creating vibrant green spaces and are unified by a strong planting approach.

An east-west green route 'Floral Walk' extends through the site to provide access from Rye Lane to the proposed supermarket via the new Aylesham Gardens which forms the central green space of the Proposed Development. Aylesham Gardens is programmed to correspond to the adjoining building uses and offer much needed green open space and activities to a much larger community within this part of Peckham.

In the northern part of the site, Peckham Yards creates a network of vibrant and fun new yard spaces building on the commercial and leisure uses in this part of the Proposed Development, offering flexible spaces for events.

The edges of the site integrate and improve the surrounding streetscapes by knitting the site into the urban fabric through improved streetscape paving and planting.

Key

1

2

3

4

5

6

Site boundary

Aylesham Gardens

Green Link

Floral Walk

Peckham Yards

Discovery Garden

Supermarket entrance

X

7

8

9

10

11

Building name

Indicative bus station improvements

Retained existing trees

Hanover Park

Connection to Rye Lane

Mckerrell Road

98

The Aylesham Centre
Design and Access Statement

Ground floor masterplan

Residential courtyards

Landscaped courtyards at podium level provide an inviting place for residents to rest, play and engage with nature. Generous sculpted lawn areas are provided where sunlight allows, surrounded by diverse planting and offering a range of seating opportunities for social gathering and more intimate relaxation.

Residential roof terraces

The landscaped roof terraces provide further communal space for residents of that building. This includes places to socialise, peaceful seating areas among planting, and grow gardens giving an opportunity for residents to grow plants.

Biodiverse roof

A combination of biodiverse green and brown roofs help to boost the local ecology, providing habitats which complement the ground and podium level planting.

Key

- 1 Residential roof terraces
- 2 Workspace roof terrace
- 3 Biodiverse wildflower roof planting
- X Building name



6.2 Landscape character areas

The landscape is divided into four character areas:

- Garden Walk
- Green Links
- Peckham Yards
- Roof Landscapes

The distinctive character areas add diversity and interest across the site, creating a journey between them and providing for a range of spaces with different functions and experiences. The different character zones are connected by the central premise of providing verdant, welcoming spaces that foster well being and community opportunities, as well as through complementary materials and planting palettes.

Key

Garden Walk

Peckham Yards

Green Links

Roof landscapes communal and biodiverse

 Building name



Ground floor character areas

The ground floor is arranged in a series of public realm spaces based on function and location, and will provide the masterplan with a variety of experiences and uses to offer the public. The planting and tree typologies in particular will help to differentiate one space from another, as well as the use of site furnishings. The design and names of the public realm spaces draw on the botanical influence as previously described as part of the site’s history. The colour coding shows the character areas.

Key

Garden Walk

Peckham Yards

Green Links

X Building Name



Landscape design pillars - strengthen green infrastructure



Components incorporated to enhance green infrastructure:

- Use of [street trees](#)
- Variety of [planting typologies](#) to give character to spaces in the landscape
- Use of [rain gardens](#) for SUDs
- Soft landscape strategy to aid in [climate change adaptation and resilience](#)
- Richly layered planting to enhance [ecology and biodiversity](#)
- Benefits of [biophilia](#) for residents and visitors; a landscape that promotes health and wellbeing

Green infrastructure typologies

Yards



Green Links



Green Walk



Gardens



Green Streets



Passages



6.3 Landscape strategies

Play typologies

Prescriptive play

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

Water play

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

Natural / discovery play

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

Lawn and landform

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

Incidental and educational play

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

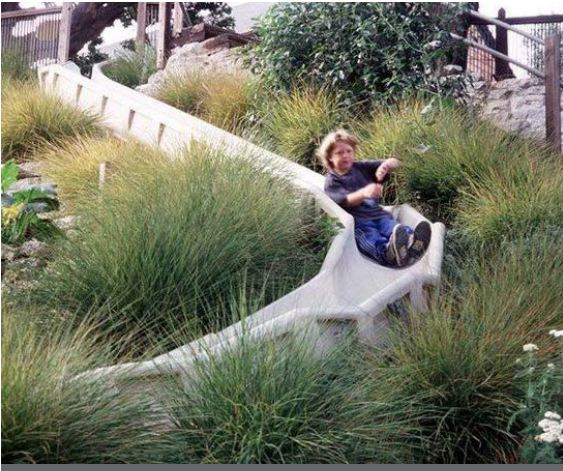
Key

-  Prescriptive play
-  Water play
-  Nature / discovery play
-  Lawn play
-  Incidental and educational play
-  Building name



Play typology examples

Prescriptive play



Water play



Nature / discovery play



Lawn and landform play



Incidental play



Tree retention strategy

The diagram to the right illustrates the locations of the 48 existing trees on site which have been surveyed by an arboriculturalist. Seven have been felled due to a recent large storm, for safety reasons. An arboricultural survey has been undertaken of the existing trees in accordance with BS5837:2012 by Ground Control Professional Services in 03/2024. The architectural and landscape masterplan has been developed with close consideration of the existing mature trees which are positioned along Hanover Park and towards the north-east of the site, towards Mckerrell Road.

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

The existing trees to Hanover Park are largely retained where possible as they provide an important buffer to the road and to the residential area to the south. Category ‘U’ trees across the site are being removed and replaced with new tree planting. According to the arboricultural survey, most of the trees on site are category C, with some category B trees to the north and east of the site. There are no category A trees on site. Seven category B trees and 24 category C trees are to be removed and replaced with new trees.

Where trees and groups or parts of groups are to be removed due to space limitations, the aim is to mitigate with planting elsewhere within the site at ground floor, amenity terrace and roof terrace. This will encourage more variety and quality of species increasing diversity and resilience within the Proposed Development. Where trees are retained, measures will be employed to ensure their on-going health and vigour. Refer to ‘Arboricultural Impact Assessment’ report for more information.

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

Key

- Site boundary
- Existing tree without TPO to be retained
- Existing tree with TPO to be retained
- Existing tree without TPO to be removed
- Existing tree with TPO to be removed
- ⊗ Existing tree felled due to recent storm
- ⓧ Building name

	Trees retained			Trees removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	7	7
Category C	6	1	7	11	12	23
Category U	0	0	0	2	0	2
Felled trees	0	0	0	7	0	7
Totals	6	3	9	20	19	39



Trees

The tree strategy will strengthen the masterplan and provide features within each character area, aid wayfinding and provide a legacy for this site and its context.

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

The selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of the trees will allow for clear views through the masterplan. The character of the trees will complement the Character Areas and the texture, colour and height will be considered when placing each tree. Consideration of the various constraints of each area of the site have been taken into account in the development of the plant palette. The tree palette has been developed in consideration of the following:

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

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

Soil volume for tree planting will be in-line with LBS guidance. Details of such we would also expect to be the subject of planning condition.

Magnolia Grove

- Amelanchier lamarckii
- Magnolia kobus
- Magnolia virginiana
- Magnolia tripetata
- Magnolia loebneri

Urban Orchard

- Malus 'Evereste'
- Malus 'Rudolph'
- Malus 'Dark Rosaleen'
- Malus 'Cardinal'
- Malus 'Red Sentinel'
- Amelanchier lamarckii

Dogwood Dell

- Cornus mas
- Cornus controversa
- Cornus kousa
- Amelanchier lamarckii
- Cornus alternifolia

Street trees

- Tilia cordata 'Green Spire'
- Acer campestre
- Prunus padus
- Acer platapoides 'cleveland'
- Ulmus hollanica 'columella'
- Thuja occidentalis 'Columna'

Maple Walk

- Acer tartaricum
- Acer pensylvanicum
- Acer x zoeschense
- Amelanchier lamarckii
- Acer campestre

Podium / roof garden trees

- Acer campestre
- Acer ginnala
- Cornus mas
- Ostrya carpinifolia
- Arbutus unedo
- Pinus leucodermis
- 'Compact Gem'
- Pinus sylvestris 'Watereri'
- Pinus mugo 'Gnom'
- Zelkova serrata

Building name



Planting

A site-specific approach to planting has been developed which responds to the needs of various character areas and scale of spaces around the Proposed Development. A combination of native and adapted plants are proposed with high durability and low water-demand to soften the surrounding built form. Shade and feature trees define the spaces and provide a green ceiling, shelter and seasonal colour.

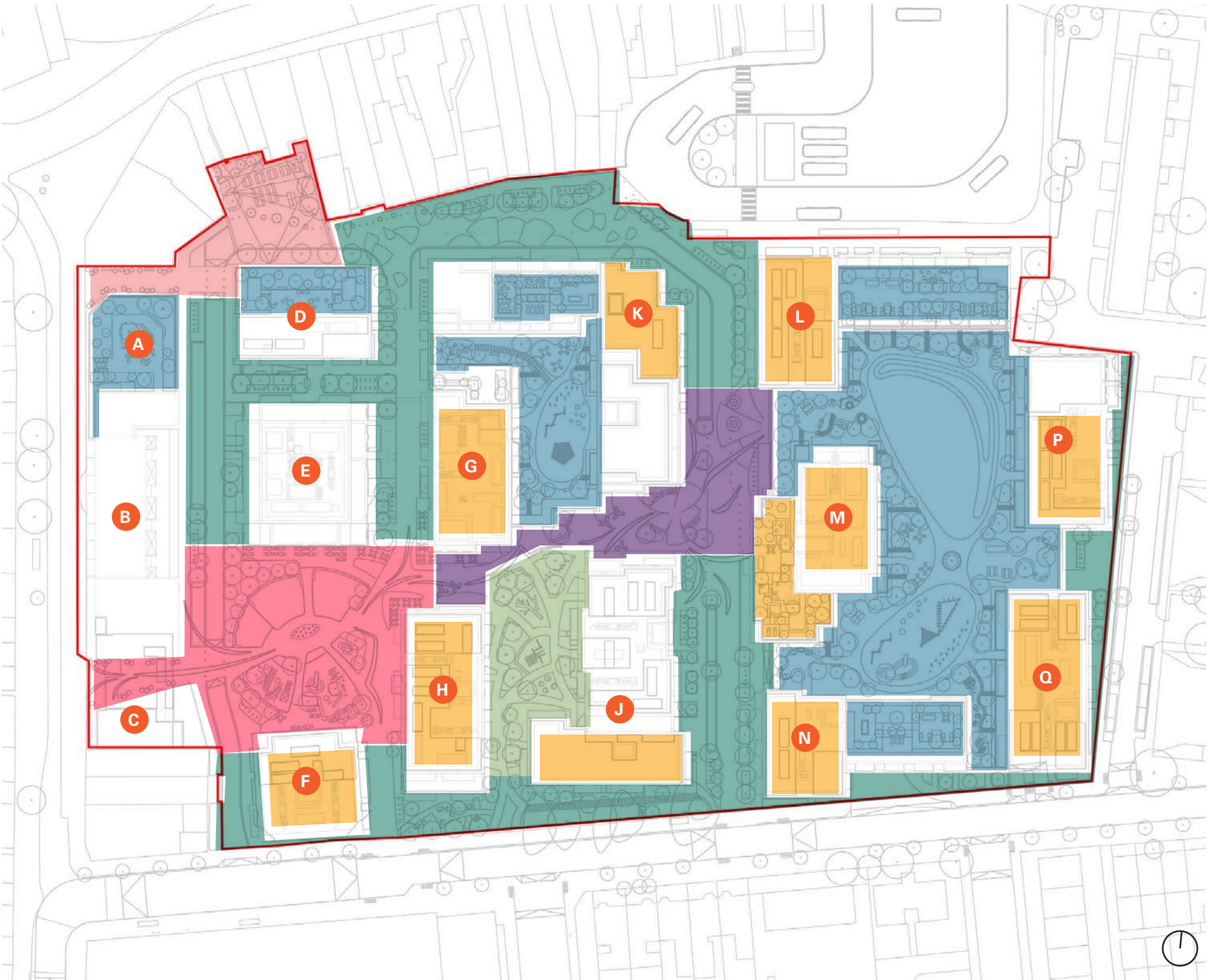
Plant species consist predominantly of woodland understory plants at ground floor and Mediterranean plants at roof level to reflect the anticipated light levels. Each of the species mix includes different coloured flower and leaf types to reflect the character and function of the spaces.

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

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

Key

-  Aylesham Gardens
-  Rain Gardens
-  Urban Orchard
-  Woodland Planting
-  Garden Walk
-  Residential communal gardens
-  Biodiverse wildflower meadow roof planting
-  Building name



Lighting

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

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

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

Key

Functional lighting (to Green Streets)

- Column lighting

Functional lighting (to Garden Spaces)

- Column lighting
- Bollard path lighting

Feature lighting (Garden Walk)

- Tree uplighting
- Integrated furniture lighting
- Water feature lighting
- Projection lighting to pavement

Feature lighting (Peckham Yards)

- Tree uplighting
- Catenary lighting
- Projection lighting to pavement

Highways street lighting

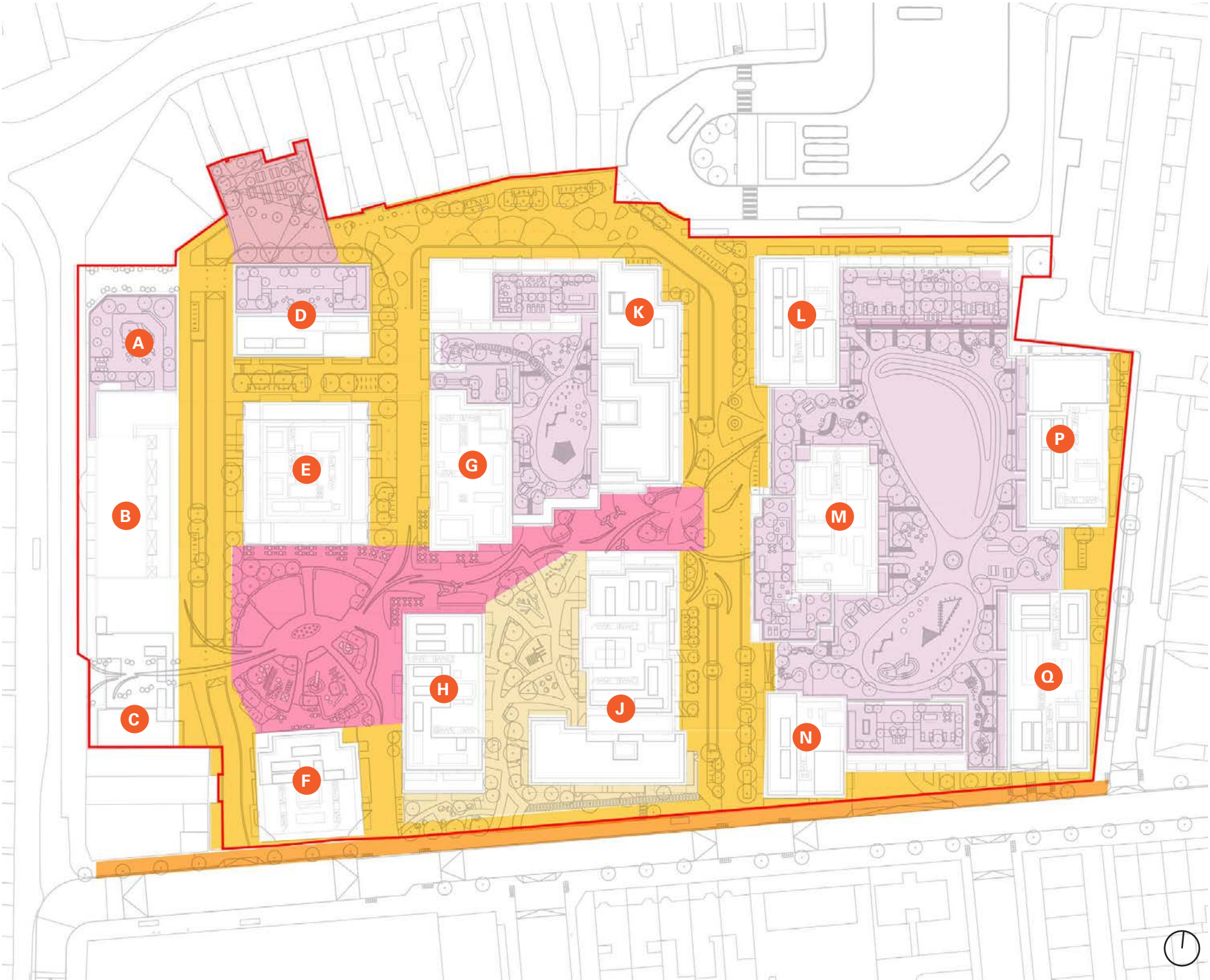
- Column lighting to Highway authority standards

Communal space lighting

- Tree uplighting
- Bollard path lighting

X

Building name



Urban greening factor (UGF)

Policy G5 from the London Plan defines the following:

Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The development achieves a score of **0.38**. The scheme looks to maximise urban greening across all levels. Across the ground floor, permeable paving covers the majority of the streetscape with flower rich perennial planting throughout the public realm, helping to soften the interface between the site and its surroundings. The residential podium courtyard and roof gardens contain intensive vegetation as well as small to medium sized trees. Across the roofscape of the new buildings, an intensive green and brown roof system will help boost the local ecology, providing habitat which complements the neighbouring woodland.

The scheme has worked hard to maximise urban greening where appropriate; it is located at the **heart of an urban town centre** and as such, faces many constraints which limit the amount of planting that can be provided on site, whilst **maintaining a usable and accessible landscape**.

GLA			
Surface Cover Type	Area	Factor	Output
~~Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.~~	0	1	0
~~Wetland or open water (semi-natural; not chlorinated) maintained or established on site.~~	0	1	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	5,586.94	0.8	4469.552
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	1624.07	0.8	1299.256
~~Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.~~	0	0.7	0
Flower-rich perennial planting.	2726.16	0.7	1908.312
~~Rain gardens and other vegetated sustainable drainage elements.~~	0	0.7	0
~~Hedges (line of mature shrubs one or two shrubs wide).~~	0	0.6	0
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	1436.41	0.6	861.846
Green wall – modular system or climbers rooted in soil.	295.32	0.6	177.192
~~Groundcover planting.~~	0	0.5	0
Amenity grassland (species-poor, regularly mown lawn).	968.23	0.4	387.292
~~Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.~~	0	0.3	0
~~Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.~~	0	0.3	0
Permeable paving.	10204.64	0.1	1020.464
~~Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).~~	0	0	0
Total area m²:			19781.3
Total output:			10123.914
Application Area (red line boundary) m²:			26,861.0
Total Score:			0.38

Constraints to the UGF are as follows:

- Ground floor servicing strategy and car parking (service route, loading bays, blue badge parking) limits the amount of in-ground planting possible on the ground floor
- The creation of a comfortable, accessible, safe network of pedestrian paths in an urban context to ground floor and upper levels limits the amount of planted areas
- Creation of a vibrant and active urban environment requires flexibility to retail, leisure and commercial facades; the need for clear access / flexibility to these facades limits the locations of planting
- Play provision for ages 0-11 required on site limits the amount of planting / garden space available
- Usable amenity space provision for residents requires open space where residents can use tables / chairs / flexible spaces to gather, therefore limiting planting
- Plant / MEP on roofs limits amount of space that can be devoted to green roof planting
- B4 External Fire Spread within the guidance of DCLG's Fire Performance of Green Roofs and Walls states that; for residential buildings over 11 metres in height, the facades will require to be of limited combustibility, and would not support the use of green walls

Key

- Site boundary
- Intensive green roof or vegetation over structure - 150mm
- Standard trees planted in natural soils
- Flower-rich perennial planting
- Standard trees planted in natural soils
- Green wall
- Amenity grassland
- Water features (chlorinated)
- Permeable paving (ground floor)
- Permeable paving (upper levels)
- X Building name

