

Technical analysis

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12.1 Technical analysis summary

Environmental Statement (ref. AC18)

In accordance with the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017, as amended, the application is one which constitutes ‘EIA development’. Accordingly, this application is accompanied by an Environmental Statement (ES). A formal ES Scoping Request was submitted on behalf of the Applicant to RBWM on 11 January 2024. A formal Scoping Opinion was issued on 27 March 2024 by RBWM. In accordance with the Scoping Opinion, the ES covers the following topics:

- Air Quality
- Archaeology
- Climate Change
- Daylight, Sunlight, Overshadowing, Light Spillage & Solar Glare
- Ecology and Biodiversity
- Ground Conditions and Land Contamination
- Noise and Vibration
- Socio-economics
- Townscape, Visual Impact and Heritage
- Traffic and Transport
- Wind Microclimate

Sustainability Statement (ref. AC08)

ME Engineers has been commissioned by the Applicant to develop the Sustainability Statement for the Proposed Development, which will be submitted as part of the planning application including the BREEAM pre-assessment.

The Sustainability Statement has been produced to summarise how the design and construction of the development addresses the various issues that contribute to a sustainable development by following the policy and guidance documents identified below:

- National Planning Policy Framework (2021)
- The London Plan (2021)
- The London Borough of Southwark Local Plan (2022)

Sustainable development in Southwark is governed by the policies set out in the London Plan and Southwark Local Plan.

Transport Assessment (ref. AC06)

This assessment justifies the Proposed Development in transport terms and includes proposals / commitments necessary to ensure its acceptability. It is accompanied by the following appendices:

- Travel Plan
- Service and Refuse Management Plan
- Parking Access and Management Plan
- Health Streets Assessment

Basement Impact Assessment (ref. AC03)

This assessment has been carried out by Walsh on the impact of subterranean development at the site.

Based on the available information it is considered that the proposed basement has a negligible impact on groundwater flooding risk, surface water flow and flooding.

A preliminary ground movement assessment and building damage assessment have been carried out, demonstrating that the building can be constructed without generating significant risk to adjacent properties.

On the basis of this report, and the associated Flood Risk Assessment, it is considered that the impacts of the proposed basement fall within the requirements of the Southwark Basement and Flooding Guide for Developers. It is recognised that further security regarding basement impacts will be obtained through the developer’s requirement to engage with the highways AIP process and with utility providers regarding potential impacts to their assets.

Energy Strategy and Overheating Assessment (ref. AC07)

This sets out the proposed energy strategy for the Proposed Development. The Energy Statement report is intended to present the obligations with regards to Energy Modelling and compliance with the Building Regulations Part L and the sustainability targets of the project.

The project has been designed as a low carbon development shown within the Energy Strategy Report following the principles of London’s Energy Hierarchy: Be Lean, Be Clean, Be Green, Be Seen.

In order to reach the required targets, some of the design measures incorporated into the development are as follows:

- Optimised building fabric
- Understanding and mitigating any additional solar gains
- Use of efficient, low carbon systems and equipment
- Highly insulated pipework and hot water systems
- Minimisation of thermal bridging

Further details regarding the energy consumption are included within the energy strategy report.

Equalities Impact Assessment (ref. AC16)

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. Under section 149 of the act, all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity and foster good relations. The “protected characteristics” to which the act applies include age, race, religion, sexual orientation, disability and pregnancy. An Equalities Impact Assessment report has been submitted as part of the Application to provide information to the LPA to assist it in undertaking an Equalities Impact Assessment in conjunction with the determination of the Application.

Internal Daylight, Sunlight and Overshadowing Report (ref. AC17)

Point 2 Surveyors have prepared a detailed report in support of the application. The report considers the CBDM daylight and sunlight amenity of the proposed redevelopment of Aylesham Centre, Peckham.

The report surmises that the design of the Proposed Development has had to balance the positive and adverse aspects of all the design factors. Achieving this balance and aiming to follow the practical application of guidelines and policies, the daylight and sunlight assessment results are considered reasonable and commensurate with other high-density schemes across London.

Demolition and Construction Environmental Management Plan (ref. AC11)

This report outlines the programme duration, construction vehicle routing, the numbers of and types of construction vehicle, site access and egress arrangements, how construction traffic will be managed, noise / dust / vibration management details, and temporary arrangements proposed for the highway to facilitate the works.

Fire Statement (ref. AC13)

Introba have prepared a detailed report in support of this application. This report outlines the fire safety strategy proposals for Aylesham Centre and seeks to demonstrate compliance with the Building Regulations (generally in the form of the recommendations of Approved Document B) and all the relevant legislation and requirements of London Plan Policy D12 and D5(B5).

The report is based on the guidance in Approved Document B (ADB), 2020 edition incorporating the 2022 amendments. Consideration has been given to Berkeley Group’s Technical Standard TS002 document (Revision 9) taking into account the design of buildings over 18m in height. Consideration has also been given to the Building Safety Update provided by DLUHC on the intention that residential buildings over 18m in height shall require to be provided with two stairs. Consideration has also been given to the New London Plan dated March 2021, which replaces all previous versions.

The report surmises that based upon the proposals it is considered that adequate measures are provided to meet the functional requirements of the Building Regulations and all the relevant legislation and requirements of London Plan Policy D12 and D5(B5).

Operational Waste and Recycling Management Strategy (ref. AC12)

KaNect Limited have been commissioned by Berkeley Homes (Capital) Plc. to prepare an Operational Waste and Recycling Management Strategy. The principal aim of this Strategy is to demonstrate how sustainable methods for waste and recycling management have been considered for the operational phase of the Proposed Development.

The report surmises that in keeping with national, district, regional (GLA) and local (LBS) policy, the Proposed Development will promote sustainable management methods for waste and recycling material throughout the operational phases.

In committing to best practice recycling via source segregation and in line with the national, regional and local policies, the Proposed Development demonstrates the ability to provide sufficient capacity to hold 65% of recycling waste for residential uses and 75% of recycling waste for commercial uses.

Whole life carbon assessment (ref. AC09)

Whole Life Cycle Carbon Emissions (WLCCE) assessment has been prepared by Hodkinson Consultancy. The WLCCE assessment is being undertaken in compliance with London Plan 2021 Policy (SI 2), the methodology has followed the principles of BS EN 15978 and has used both the GLA guidance and RICS as the methodology for assessment. This has been facilitated through the use of GLA approved One Click LCA software.

A series of high-level opportunities to further reduce carbon emissions post planning have also been made. These measures will be looked at in detail in the next stage of the design development process and included, where possible.

Circular Economy Statement (ref. AC10)

The Circular Economy Statement has been prepared by Hodkinson Consultancy. The Circular Economy Statement demonstrates that the Proposed Development has considered the following six circular economy principles:

- Building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary
- Designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, and modular build, and reuse of secondary products and materials
- Designing for longevity
- Designing for adaptability or flexibility
- Designing for disassembly
- Using systems, elements or materials that can be reused and recycled

A series of targets have been proposed in this Circular Economy Statement, identifying and applying these approaches during concept design will enable them to be incorporated as part of the development brief and will help facilitate a circular economy approach.

Financial Viability Assessment (ref. AC15)

This assessment includes a full viability assessment with associated justification, prepared in line with established practice and policy requirements.

Flood Risk Assessment (ref. AC19)

RMA Environmental Limited was commissioned by Trium Environmental LLP on behalf of Berkeley Homes (Capital) Plc. to prepare a Flood Risk Assessment (FRA) in support of a full (detailed) planning application for the phased redevelopment of the Aylesham Centre.

The FRA has been prepared in accordance with the National Planning Policy Framework (NPPF), associated Planning Practice Guidance (PPG) and Environment Agency (EA) standing advice on flood risk for new development.

This FRA has therefore demonstrated that the Proposed Development will be safe and that it would not increase flood risk elsewhere.

Health Impact Assessment (ref. AC20)

This assessment helps to identify and optimise the health and wellbeing impacts of the Proposed Development.

Arboricultural Impact Assessment (incl. Tree Survey) (ref. AC21)

This assessment provides an appraisal of the quality of existing trees on Site and identifies protection measures to be implemented during construction and potential management measures.

Preliminary Ecological Appraisal (ref. AC22)

This provides an assessment of any impacts to wildlife and biodiversity due to the Proposed Development.

Biodiversity Net Gain Report (ref. AC23)

This assessment describes the existing biodiversity value across the Site and how the Proposed Development will deliver biodiversity gain.





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