

Appendix 1

Landscape Design and Access Statement

1

1.1 Landscape Masterplan

1.1.1 Introduction

This appendix has been prepared by Gillespies LLP to accompany an application for full planning permission being submitted by the Applicant, Berkeley Homes (Capital) Plc. to the London Borough of Southwark (LBS). It will describe the landscape concept proposals for the site through rendered plans, CGI views, sections and precedent mood imagery. This chapter also includes landscape strategies which explain the layers of landscape; including connections, hard materials, lighting and soft landscape.

The scheme will provide over 9,400 sqm of public realm space at ground floor, including a variety of green spaces for residents and visitors to enjoy. Play spaces will be provided on the ground floor and resident garden podiums. A total of 350 new trees are proposed to be planted inside the planning boundary along with over 5,500 sqm of green roof planting.

The public realm spaces of the proposed development will have a character that is distinct to the site and that harnesses the vibrant and creative energy of Peckham. The site will be welcoming and verdant, balancing relaxing spaces to recharge with livelier spaces reflecting Peckham’s unique character. The site is to be made open and accessible, improving connectivity with the surrounding streets, stitching the site back into the urban fabric and creating new routes to Rye Lane, Peckham High Street, Peckham Bus Station and the residential neighbourhoods to the east and south.

The landscape provides for all the users on site including new and existing residents, visitors, local workers, and the wider community, offering a variety of mentally restorative outdoor spaces of different scales and functions to enable access to nature, sunlight, fresh air and stimulating and seasonally changing environments.

The proposals promote biodiversity and habitat creation at all levels of the masterplan; including planting at ground level to maximise pollinator attracting species, and large-scale tree planting connecting a mid-level tier and providing a significant green roofscape for use of both people and wildlife. This tiered approach provides a network of habitat corridors that connect with surrounding green spaces.



Aerial View CGI

1.1.2 Existing Site

The site sits within the heart of Peckham Town Centre and is currently occupied by the Aylesham Centre which comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket alongside an associated surface car park (353 spaces), service yard, and petrol filling station.

To the west of the site is Rye Lane, a key transport link and a vibrant shopping street with shops, bars, and restaurants. To the north of the site is Peckham High Street, with Peckham Bus Station sitting directly adjacent to the north boundary of the site. To the east and south are various residential dwellings and developments.

The areas to the south and east are residential in nature with the neighbourhood south of Hanover Park being mostly two to three storeys with a mixture of Edwardian and 1950/60s housing laid out in parallel street patterns. The area east of Mckerrell Road is higher density typically 4-6 storey blocks with a 20 storey tower in the Clifton Estate. This area is designed as a typical 60/70's housing estate with the ground floor being a mixture of car parking and open lawn spaces which are not well used.

The usable public realm on the existing site is very limited. The large surface car park which covers most of the site creates a very grey and unappealing landscape. The southern boundary includes a row of existing trees under a Tree Protection Order (TPO) which create a desirable green buffer to the road and residential dwellings beyond. There is also a large cluster of existing trees to the north-east corner of the site (not subject to TPO). Other than the existing trees there is no other green space on site.

Pedestrian links into the site are unfriendly and unwelcoming due to the dominance of vehicles, as well as narrow pavements. There is a one-meter level change to the north of the site which provides a further obstacle to easy pedestrian movement. Retaining walls are used along several positions on the boundary to deal with level changes between the site and its surroundings.



1 View from Hanover Park to existing petrol filling station



2 View from North of site to bus station



3 View looking West along Hanover Park to existing trees



4 View looking East along Hanover Park to existing trees



5 View from bus station crossing looking south to the Site



6 View from within the existing parking lot looking North

1.1.3 Surrounding Green Spaces

The landscape and public realm masterplan look to integrate with the wider green infrastructure setting. The site is positioned with a handful of existing green spaces which include play within an 800m walk of the site, however, there is a lack of green space near the site.

Sumner Park
A small neighbourhood park surrounded by residential housing, with a children’s play area and a boardwalk.

Warwick Gardens
Warwick Gardens is a small park well used by the local community which has been awarded a Green Flag. The play area is a meeting point for local families and the five-a-side football pitch ideal for informal kickabouts.

Cossall Park
A small park with a children’s play area that’s tucked behind Queen’s Road.

McDermott Gardens
This small park is part nature reserve and part artistically managed park, and owned by the council but now looked after by a local group through the McDermott Gardens Trust.

Consort Park
A small park adjacent to Dr Harold Moody Park with a children’s play area.

Central Venture Park
A small park with MUGA, table tennis, play skatebowl and climbing boulder.

Brimmington Park
Just off the Old Kent Road, Brimmington Park provides a relaxing space, a multi-use sports facility, and a new children’s playground completed in 2008. Events are held by local residents.

Key

Site Boundary

Denotes walking radius

Overground Rail Station

National Rail Station

Public open space

Private sports field

★

Open lawn areas (All ages)

⬢

Local play (4-11 years)

▲

Youth Play (11-17 years)

Facilities to include:

- Children’s play areas
- Circular footpaths & network links
- Lawn areas
- Seating (benches)
- Wildlife interest
- Sports fields
- Nature reserve
- Exercise equipment



Wider Site Context - Green Space Diagram

1.1.4 Surrounding Green Spaces



1. Sumner Park



3. Cossall Park



5. Consort Park



6. Central Venture Park



2. Warwick Gardens



4. McDermott Gardens



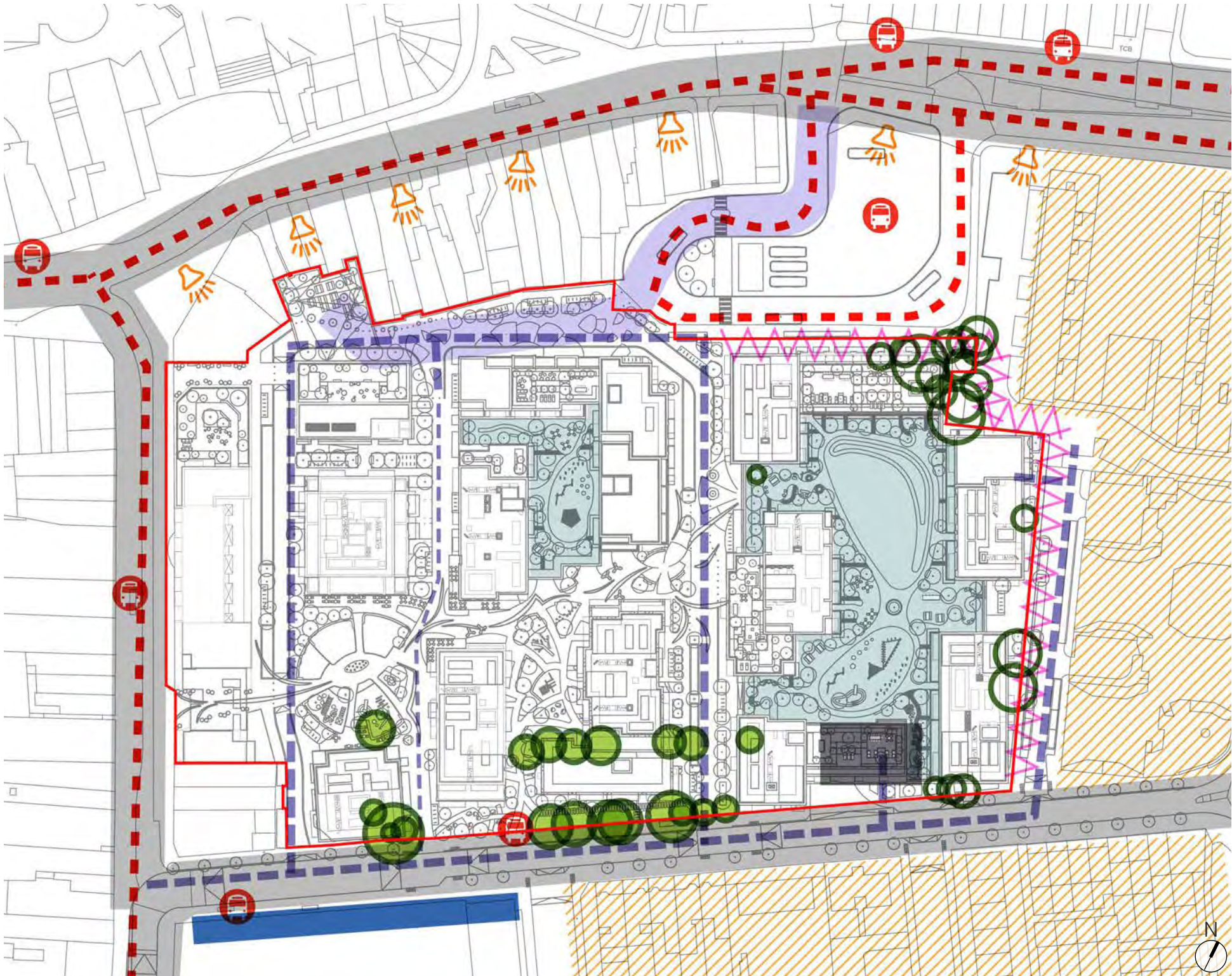
7. Brimmington Park

1.1.5 Challenges

Through site visits and desktop study a number of challenges and opportunities have been identified for this site. The following two pages summarise these and how they relate to landscape and the public realm.

Key

- Site boundary
- Vehicular access
- Existing bus route
- Bus stop
- Existing servicing access
- Proposed servicing route with blue badge parking
- Proposed secondary servicing route
- Covered service yard
- Residential area
- Existing tree
- Existing tree with TPO
- Noise from High Street
- Significant level change
- Inactive frontage
- Podium
- Extent of existing basement



1.1.6 Opportunities

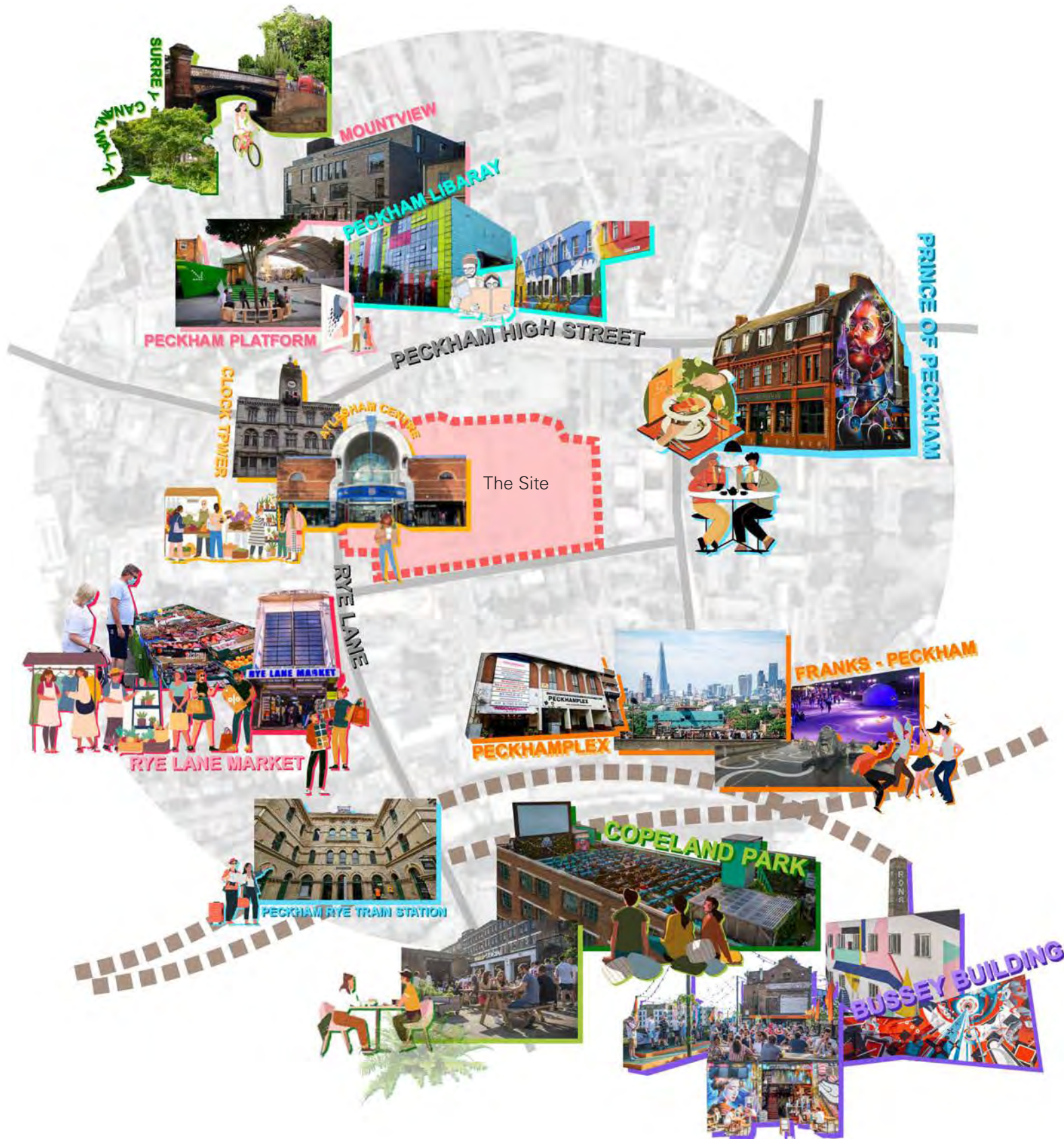
Key

- Site boundary
- Existing retail street
- Proposed green street with potential for tree planting & SUD's
- Proposed yard space
- Proposed public green space with improved habitat and biodiversity
- Proposed private green space with improved habitat and biodiversity
- Key Views into site - maximise to encourage visitors into the site
- Existing Tree; retain where appropriate
- Existing Tree with TPO; retain where appropriate
- Sun Path; will inform planting strategy
- Important marker of the supermarket entrance
- Important marker of the supermarket entrance
- Improvement of north - south link between the site and the bus station



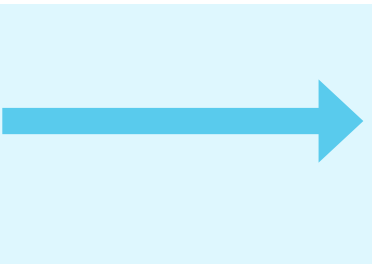
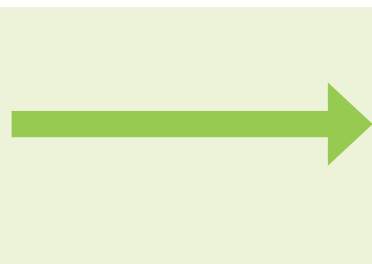
1.1.7 Local Character

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. Bold, colourful murals and vibrant spaces set around F&B retailers as well as event spaces formed from previously industrial spaces along with stalls selling produce catering to the area's wide cultural background create a unique, typically Peckham identity.



1.1.8 Translating Existing Peckham Spaces to the Landscape

We have identified 5 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				• Lawn space • Opportunities for picnics, outdoor activities (e.g. yoga classes) • Raised edge for seating
Work				• Communal table for meetings / workshops • Nestled into planting • Opportunity for tech integrations
Dine				• Spill out tables and chairs to F&B units • Buffer planting to separate from pedestrian environment • Opportunity for tree planting
Play				• Opportunity to integrate playful colours & textures • Opportunity to integrate into planting • Multi-generational play
Rest				• Opportunity to integrate playful colour & textures • Opportunity to integrate into planting • Variety of seating typologies

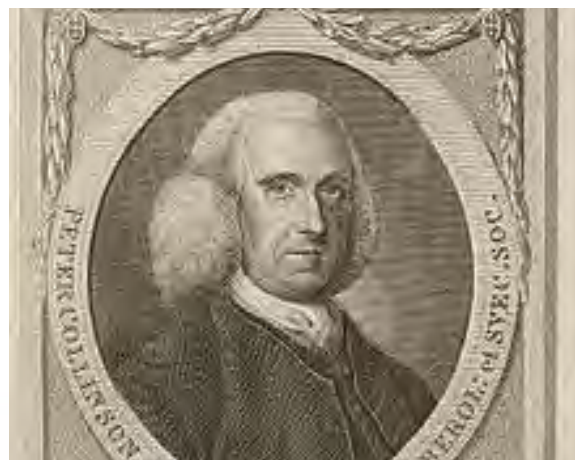
1.1.9 Design Narrative

The Site's Rich History of Orchards & Gardens



- 1871 Ordnance Survey Map showing 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

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

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 to 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, planting,

Design Pillars

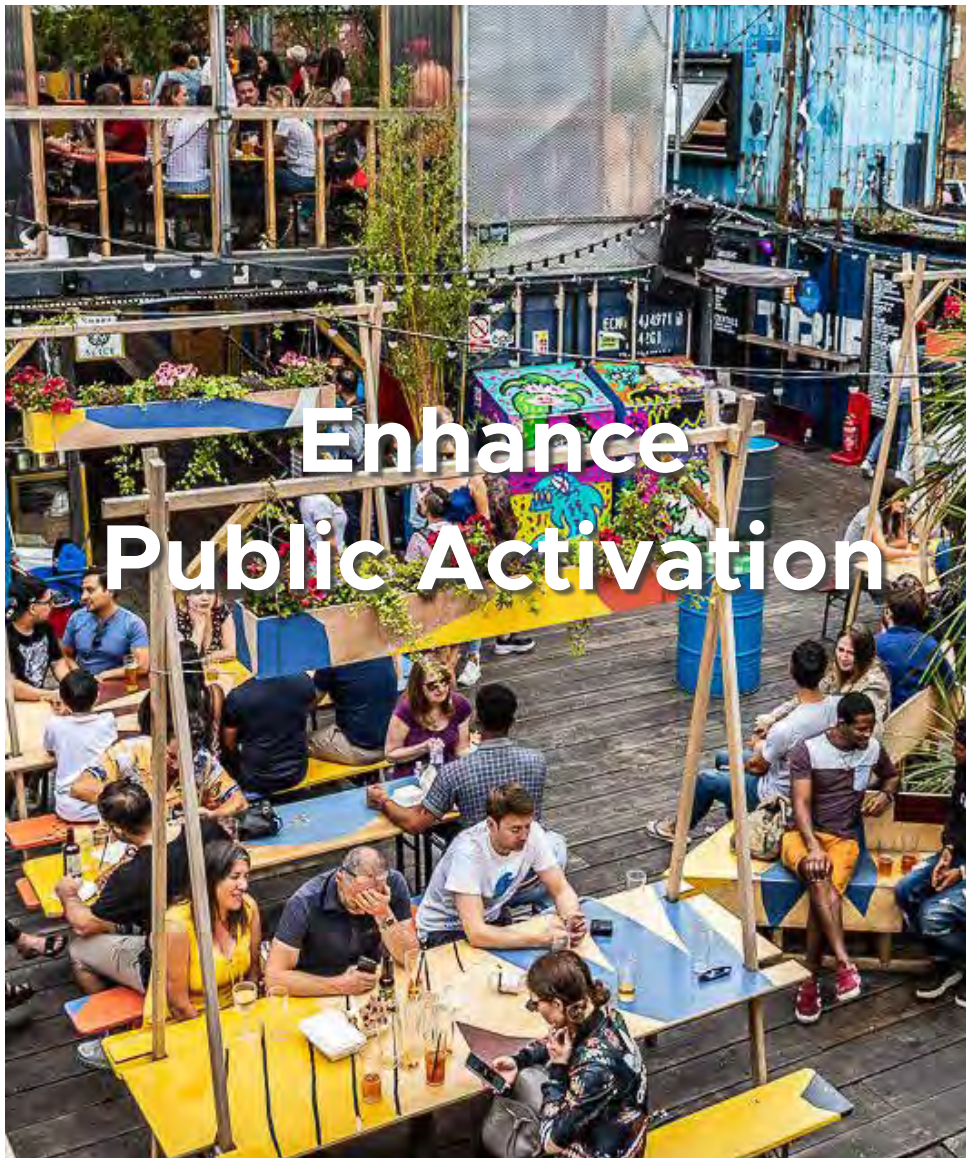
History + Present = Future

Rich biocultural & green history

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

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

1.1.10 Landscape Design Pillars



Enhance Public Activation

Enhance Public Activation

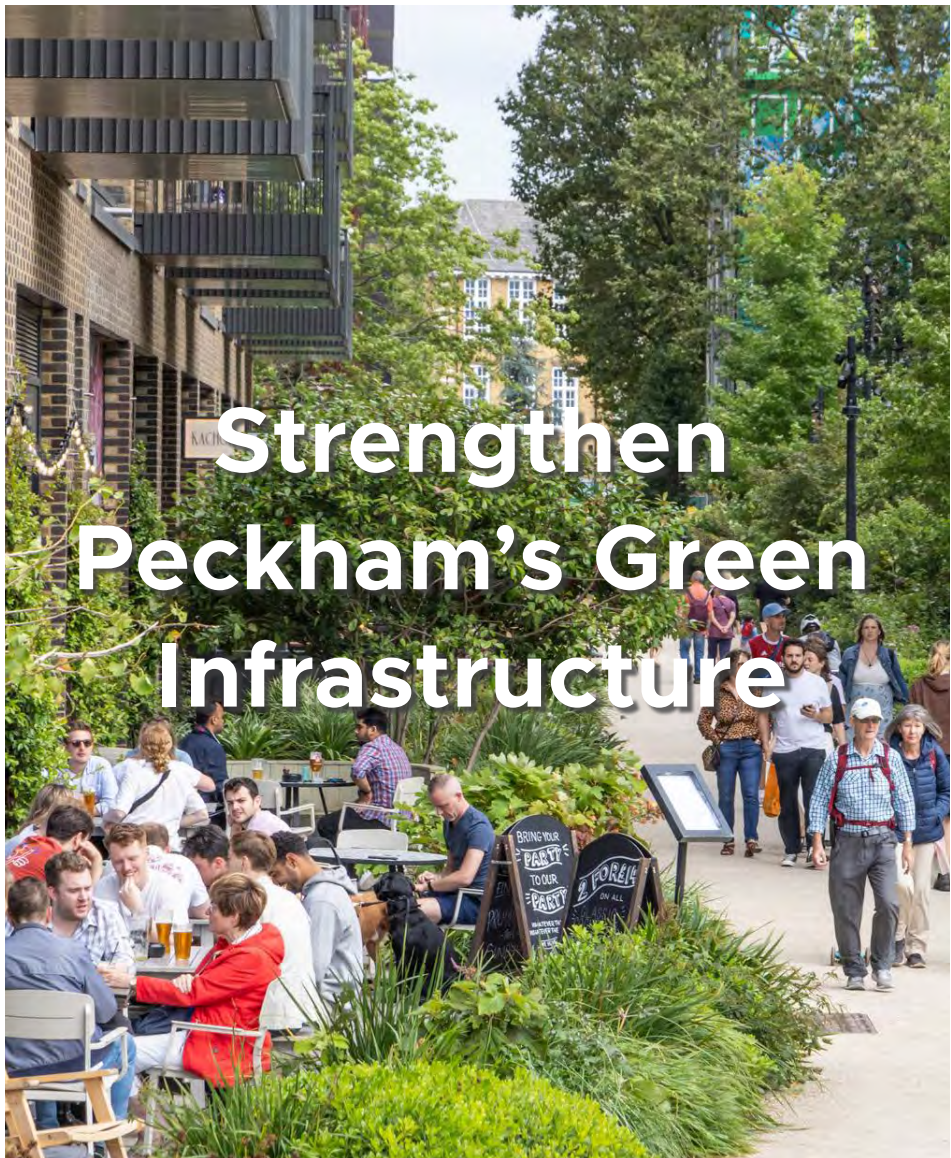
Defines the key meeting places and visual markers throughout the masterplan. Public activation elements will be destinations which act as a wayfinding tool throughout the site creating hotspots for activities, helping build strong local community and activating all areas of the masterplan in various ways. Ensuring clear connections and ease of movement to and from all areas of the masterplan, will unlock the site and activate the spaces.



Create a Place of Wonder

Create place of Wonder

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



Strengthen Peckham's Green Infrastructure

Strengthen Peckham's Green Infrastructure

Establishes a hierarchy of green spaces, green links and baseline for functioning natural ecosystems which link and 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.

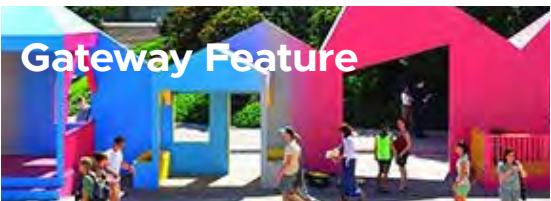
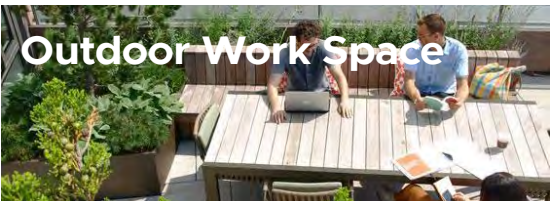
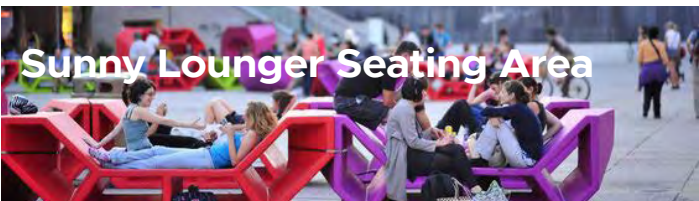
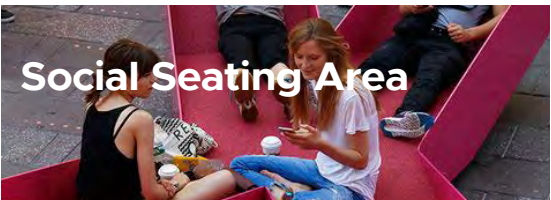
1.1.11 Landscape Design Pillars - Enhance Public Activation



Components incorporated to enhance Public Activation:

- Variety of **seating typologies** to cater to groups and individuals
- **Interactive and fun** landscape elements
- Use of colour and art
- Activation through **games, activities, and multi-generational play;**
- **Memorable spaces** that people want to visit and return to
- **Meaningful public space** for people to socialise and enhance sense of community
- Year-round uses and activation

Outdoor Landscape Activation Uses



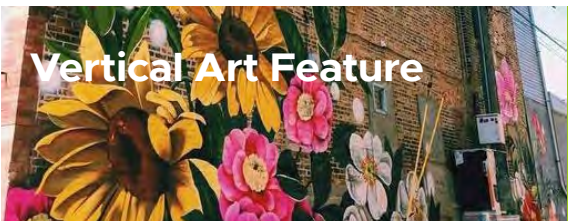
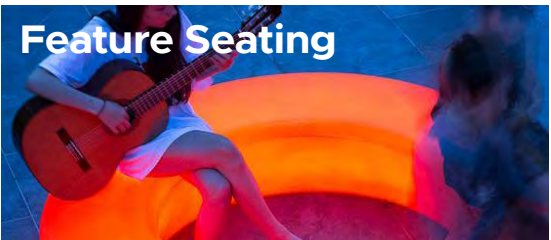
1.1.12 Landscape Design Pillars - Create a Place of Wonder



Components incorporated to Create a Place of Wonder:

- Soft landscape strategy to incite **joy and curiosity**
- **Discovery** of elements along a **journey**
- **Pockets** of seating and play
- **Art integration** to add character and identity to spaces
- Integration of all five senses; an **interactive landscape** for people to touch, smell, observe, hear, and taste
- Create a **playful and fun identity** for the Site
- Create a **beautiful and dazzling public space**
- Year-round uses and activation

Moments of Delight



1.1.13 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 & resilience**
- **Richly layered planting to enhance ecology and biodiversity**
- Benefits of **biophilia** for residents and visitors; a landscape that promotes health and well being

Green Infrastructure Typologies

Yards



Green Links



Green Walk



Gardens



Green Streets



Passages



1.1.14 Landscape Concept Development

The images on this page show the design progression of the ground floor layout, specifically of the central public realm area, from mapping out simple spatial considerations to incorporating the strong botanical history of the site. Through the information compiled in the analysis stage regarding opportunities, challenges and micro-climate we progressed the concept design of the scheme to be functional whilst keeping a strong overlay of the botanical influence, and infuse a playfulness into the landscape spaces that is unique to Peckham.

Through the pre-app and consultation process feedback was integrated into the design which is reflected in the final layout. Key feedback that has been integrated into the final scheme is the creation of distinct public character areas, as well as the creation of a clear hierarchy of spaces and pedestrian routes. The creation of meaningful, safe, green public spaces was a key design objective for the public realm strategy.



Garden Walk Initial Concept Sketch



Garden Walk Initial Concept Sketch



November 2023 Pre App Concept Sketch Plan



January 2024 Pre App Concept Sketch Plan



February 2024 Pre App Concept Sketch Plan

1.2 Landscape Masterplan

1.1.15 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.

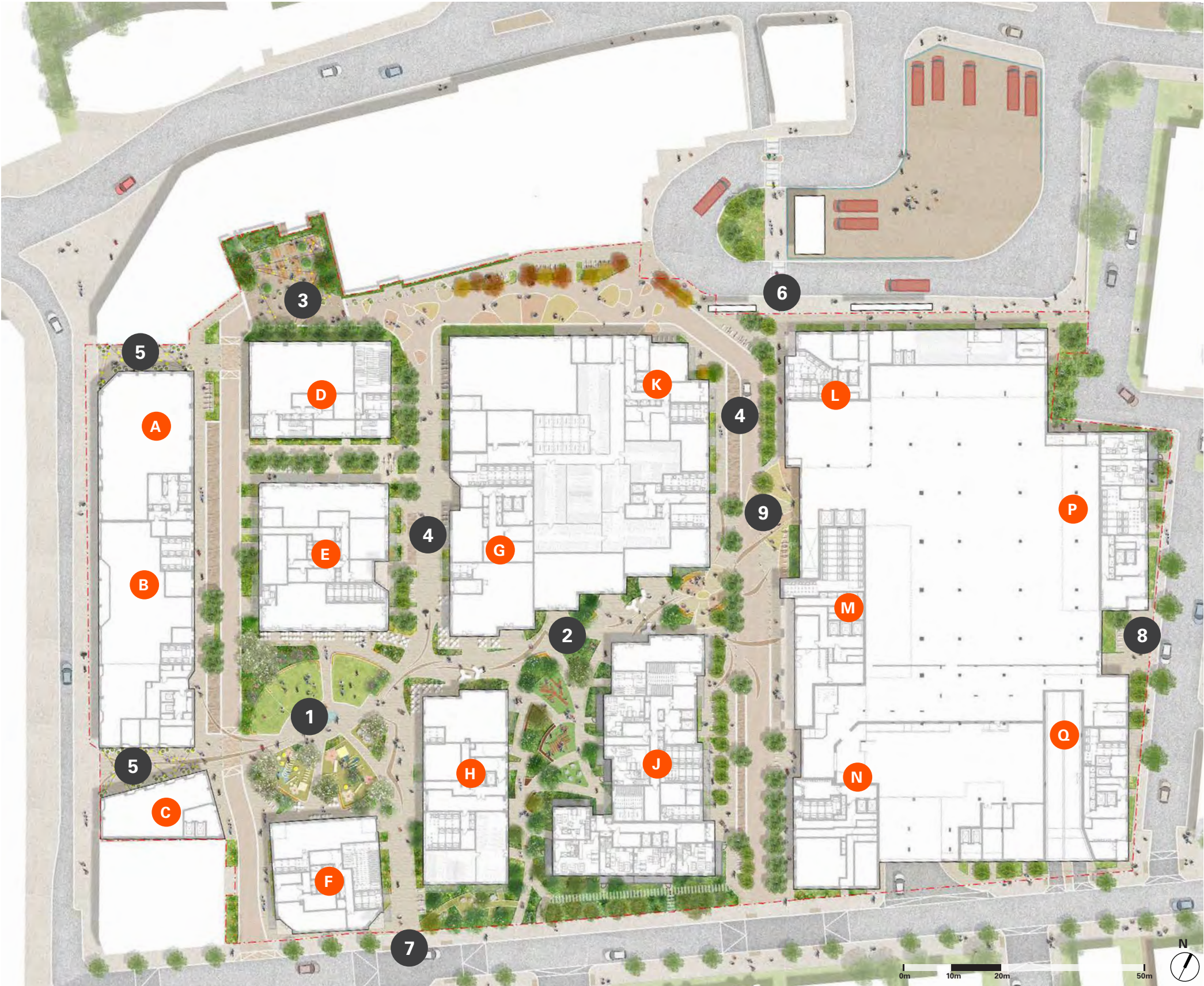
The landscape aims to provide for the various users of the site through a series of interlinked spaces with different roles and functions, all of which are designed around the idea of creating vibrant green spaces and are unified by a strong planting approach.

An East-West green route 'The Garden 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 users 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 strengthening of a north-south link is crucial within the pedestrian hierarchy. It is created through the use of the Green links and is a requirement of the site allocation

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.

- 1 Aylesham Gardens
- 2 The Garden Walk
- 3 Peckham Yards
- 4 Green Link
- 5 Passages to Rye Lane
- 6 Bus Station Improvements
- 7 Hanover Park
- 8 McKerrell Road
- 9 Supermarket Entrance
- X Building Name



1.3 Landscape Character Areas

1.2.1 Ground Floor Landscape 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 which are explained in detail in the following section.

Garden Walk

Peckham Yards

Green Links



1.4 Landscape Masterplan

1.3.1 Upper Levels 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 offering a range of seating opportunities for social gathering and more intimate relaxation.

Residential Roof Terraces
The landscaped roof terraces providing further communal space for residents of that block including 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 helping to boost the local ecology, providing habitat which complements the ground and podium level planting.

- 1 Residential Courtyards
- 2 Residential Roof Terraces
- 3 Work Space Roof Terrace
- 4 Biodiverse Wildflower Roof Planting
- X Building Name



1.5 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.

Garden Walk

Peckham Yards

Green Links

Roof Landscapes
Communal & Biodiverse



1.5.1 Garden Walk - Programme

Garden Walk is a verdant, active, and beautiful public space with distinct planting, lawn areas, play areas, and active frontages which draws the lively and vibrant energy of Rye Lane into the site providing much needed green space to the heart of Peckham.

Careful consideration of the uses of each space in conjunction with the ground floor of the buildings has led to the following uses being highlighted in this character area:

- Lawn space for play and recreation taking advantage of the sunlight
- Dedicated play facilities including a range of natural programmed and informal play opportunities integrated into the landscape
- Incidental play is also included among planting
- Seating opportunities both for social gathering and more intimate opportunities for individual relaxation
- Spill out to ground floor flexible retail, leisure and commercial units is facilitated.

Key

-  Key landscape spaces
-  Gateways
-  Spill out seating space
-  Pedestrian movement
-  Service access
-  Limited service access
-  Blue badge parking
-  Defensible Space
-  Building Name



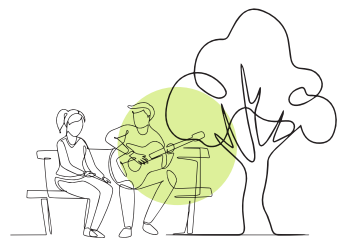
Space to gather, play, relax



Opportunity for Biophilia & ecology



Green, meandering paths



Seating opportunities



Location Plan



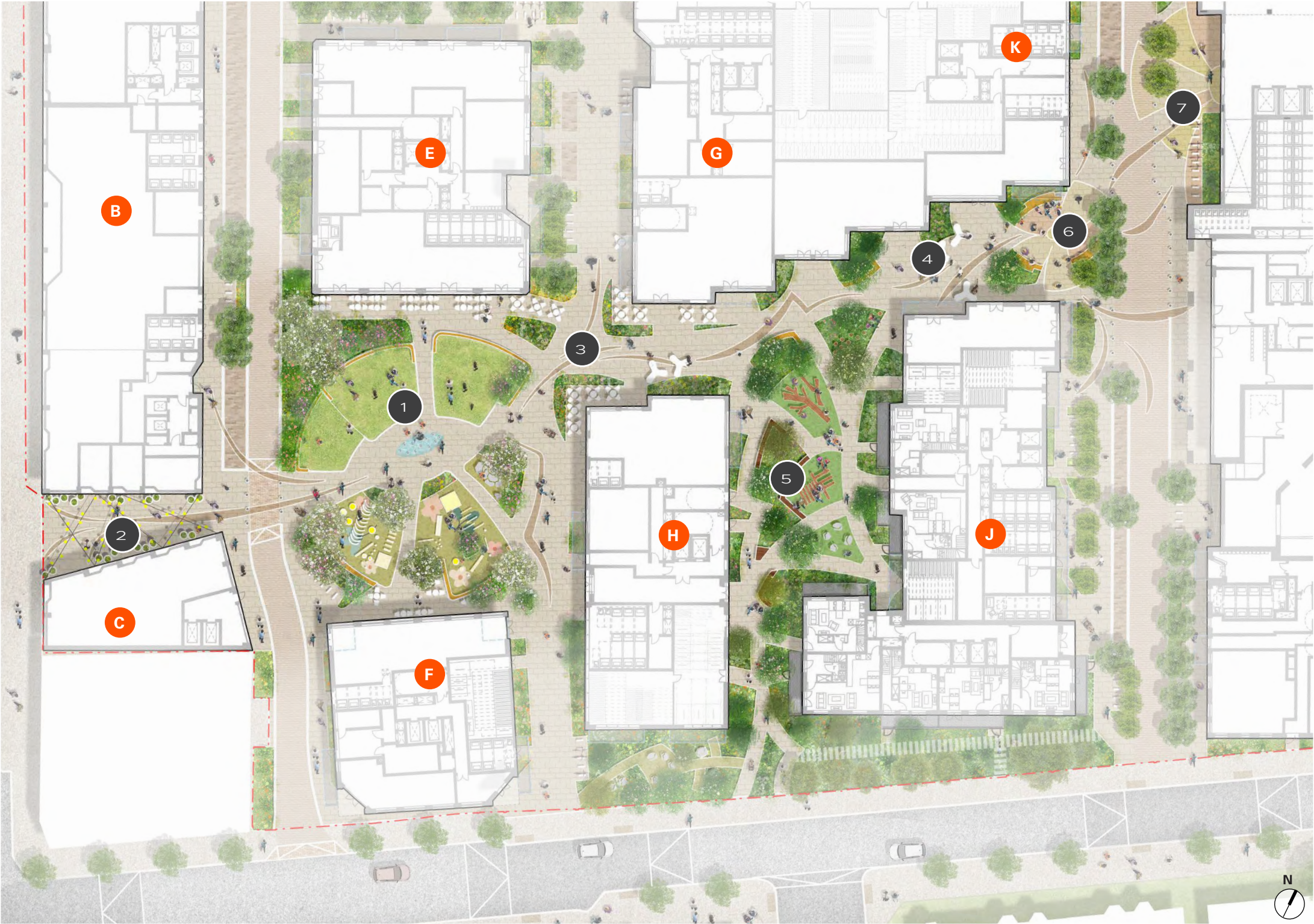
1.5.2 Garden Walk - Landscape Plan

Garden Walk forms a key link between Rye Lane and the proposed supermarket. It is arranged as a series of linked spaces which gently lead people through the proposed development in a legible and intuitive manner with an activated ground floor of F+B and retail complementing the various spaces along this key route.

A generous opening in building C on Rye Lane provides a welcoming connection through to Aylesham Gardens, the central green space of the proposed development. The arrangement of buildings frames this space and signals a diagonal movement to Blossom Place which forms a node characterised by F+B terraces. The staggered retail façade continues as Floral Walk brings people to the top of the Discovery Garden which has a more enclosed and residential character with residential entrances and ancillary facilities at ground floor. Further along Floral Walk, Petal Plaza forms an important orientation node with routes south to Hanover Park or north to the bus station and a clear view of the proposed supermarket to the east.

- Key design characteristics:
- Lush planting palettes are varied to enhance the definition of each space creating a succession of seasonal interest through the Garden Walk
 - Sight lines are designed to be clear to aid legibility, but pathways often meander slightly to provide a more relaxed atmosphere
 - Art is integrated into paving and furniture in particular to reference the botanical history of the site and of Peter Collinson's connection to Peckham
 - The form and arrangement of paving and planters hints at floral and foliage in abstract forms again making this botanical connection
 - Lighting extends the safe use of the spaces into the hours of darkness

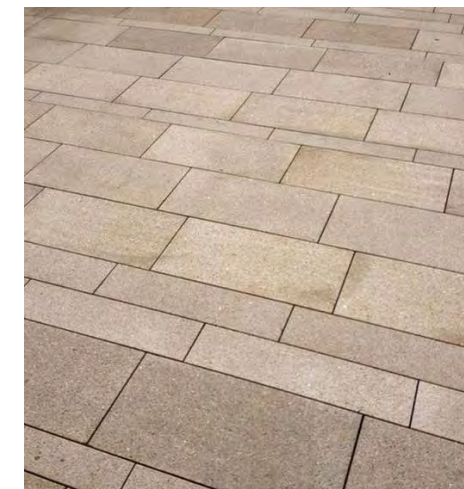
- 1 Aylesham Gardens
- 2 Botanical Way
- 3 Blossom Place
- 4 Floral Walk
- 5 Discovery Garden
- 6 Petal Plaza
- 7 Aylesham Place
- X Building Name



Location Plan



1.5.3 Garden Walk - Mood Images



1.5.4 Garden Walk - Aylesham Gardens / Botanical Way / Blossom Place

Aylesham Gardens provides a much-needed new green space just off Rye Lane and at the heart of the proposed development. It is a space which is informal in atmosphere but with a distinctive character and clearly defined programme which will provide vital amenity to residents and visitors alike.

Aylesham Gardens Characteristics:

- A flexible open lawn area to accommodate for picnics, yoga classes, outdoor activities is positioned in the north of the space where the sunlight is good.
- Level change is used in the main lawn area and in planting to maximise sunny aspect and provide enclosure where needed
- A sinuous seating edge is provided to the edge of the space maximising opportunities for relaxation and social interaction
- A central water feature provides interactive play, a focal point and a point of orientation
- Outdoor terraces are provided to the ground floor flexible retail, leisure and commercial units to facilitate potential outdoor seating with good aspect and providing activation of the edges of the space
- Flowering magnolia trees provide a magnificent display of white and pink flowers in spring including species introduced by Peter Collinson
- An equipped natural play area will be provided in the southern part of the space providing 0-11 year olds with a range of equipment for play of all abilities. Reference imagery and descriptions of play typologies and elements are included within the play strategies section of this document
- Where the service route traverses the edge of the space low kerbs separate the vehicle route. Raised tables give pedestrian priority at crossing points which are positioned on key desire lines

- 1 Lawn with playful seating feature
- 2 Prescriptive Play
- 3 Biodiverse and colourful planting
- 4 Spill out seating to F&B units
- 5 Pots with planting to passage to Rye Lane
- 6 Water jet feature



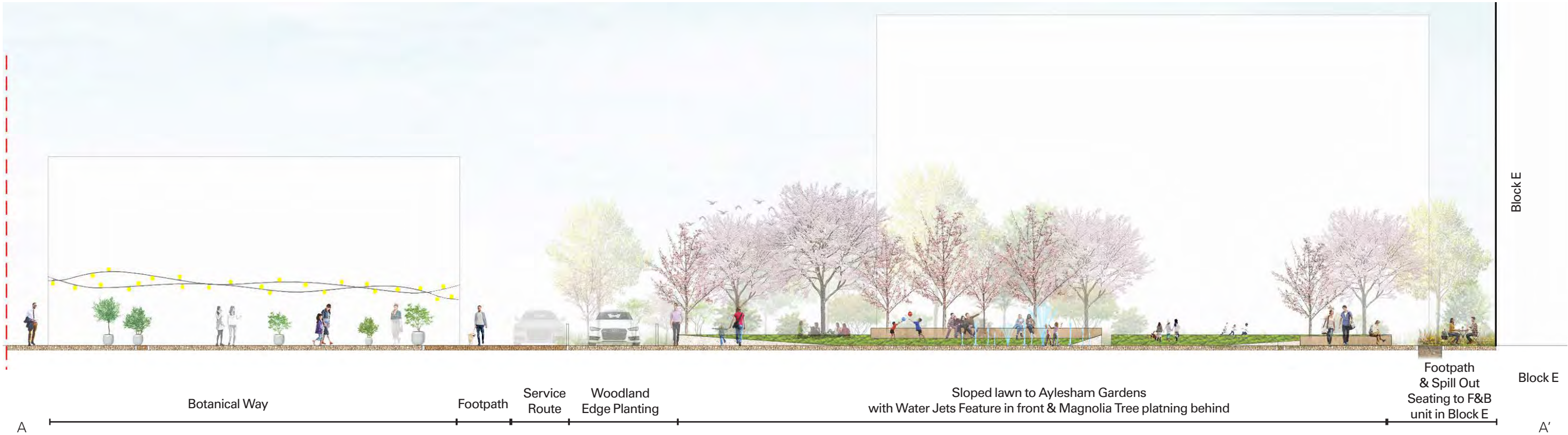
Location Plan



1.5.5 Garden Walk - Aylesham Gardens / Botanical Way / Blossom Place



Section Location Plan



1.5.6 Garden Walk - Aylesham Gardens / Botanical Way / Blossom Place



Location Plan



1.5.7 Garden Walk - Aylesham Gardens / Botanical Way / Blossom Place



Location Plan

