

1.5.8 Garden Walk - Floral Walk / Discovery Garden

Floral Walk is a relaxed retail lane connecting Rye Lane and Aylesham Gardens with the proposed supermarket. It also connects to the south to the Discovery Garden which is more enclosed and residential in feeling with lush, verdant planting and incidental, natural play elements for people to discover along their journey through the southern end of the Site.

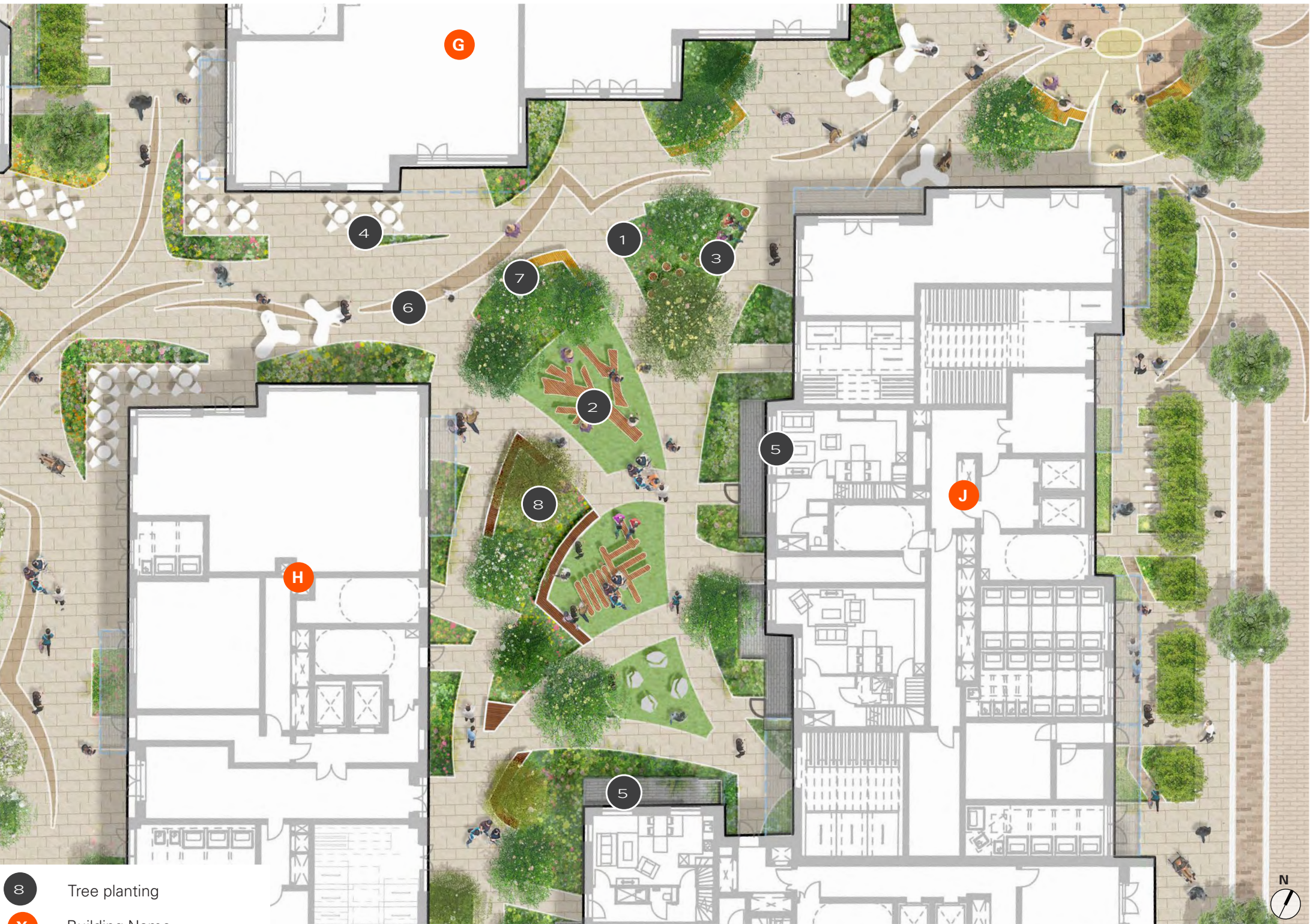
Floral Walk Characteristics:

- Outdoor terraces to the ground floor flexible retail, leisure and commercial units, with good aspect and providing activation of the edges of the space
- Retail frontages are kept open providing clear views and activating the route
- Seating opportunities are provided at key intervals offering a range of seating types

Discovery Garden Characteristics:

- Woodland planting uses the natural shaded microclimate of this space, providing a rich variety of leaf textures and shapes complemented by flowers through the seasons
- Curving pathways encourage a sense of discovery when moving through the space and give a more residential atmosphere
- Defensible planting is provided to ground floor private amenity spaces for duplex units
- Trees provide shade and soften building impact providing an intermediary between building and human scale
- Natural play and play on the way elements are integrated among planting providing a play trail to discover. Reference imagery and descriptions of play typologies and elements are included within the play strategies section of this document

- 1 Lush planting typology
- 2 Nature play
- 3 Play on the way
- 4 Spill out seating to F&B units
- 5 Private amenity terraces
- 6 Paving bands
- 7 Playful seating feature



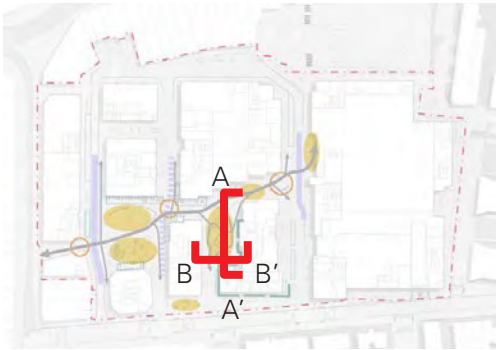
- 8 Tree planting
- X Building Name



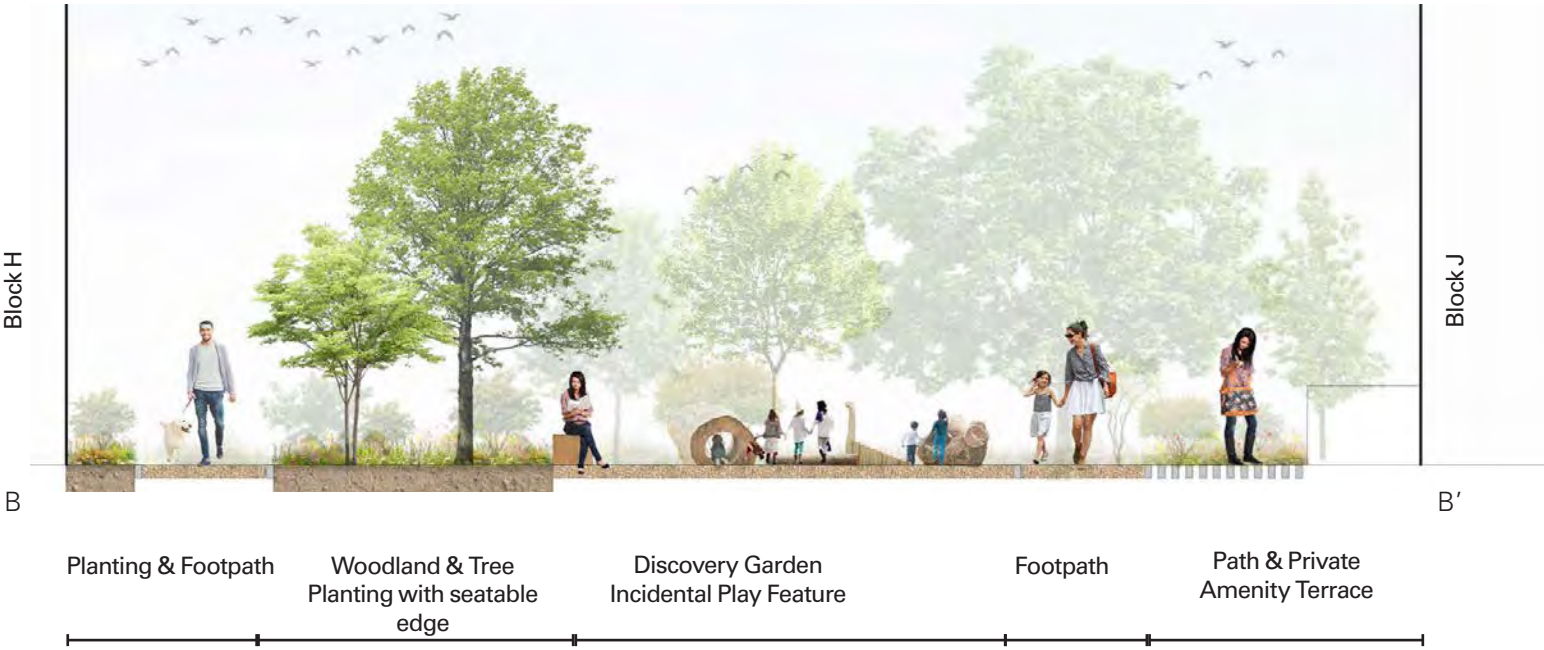
Location Plan



1.5.9 Garden Walk - Floral Walk / Discovery Garden



Section Location Plan



1.5.10 Garden Walk - Floral Walk / Discovery Garden



Location Plan



1.5.11 Garden Walk - Floral Walk / Discovery Garden



Location Plan



1.5.12 Petal Plaza / Aylesham Place

Petal Plaza forms a key social space and orientation node in the Garden Walk character area. The space is framed by planting and terraced seating and bold paving referencing the botanical history of the site and Peter Collinson. Aylesham Place marks the entrance of the proposed supermarket providing the clear functional requirements of this busy pedestrian zone.

Petal Plaza / Aylesham Place Characteristics:

- Open frontages to retail units give flexibility and maximise the activation these units provide to the public realm
- Tree Planting to frame views and soften spaces
- Raised crossing over service route to give pedestrian priority
- Lush planting brings seasonal colour to each space
- Bold terraced feature seating provides a social focus to Petal Plaza
- Cycle parking close to building entrances, in particular the proposed supermarket

- 1

Lush planting typology
- 2

Tree planting
- 3

Playful amphitheatre style seating feature
- 4

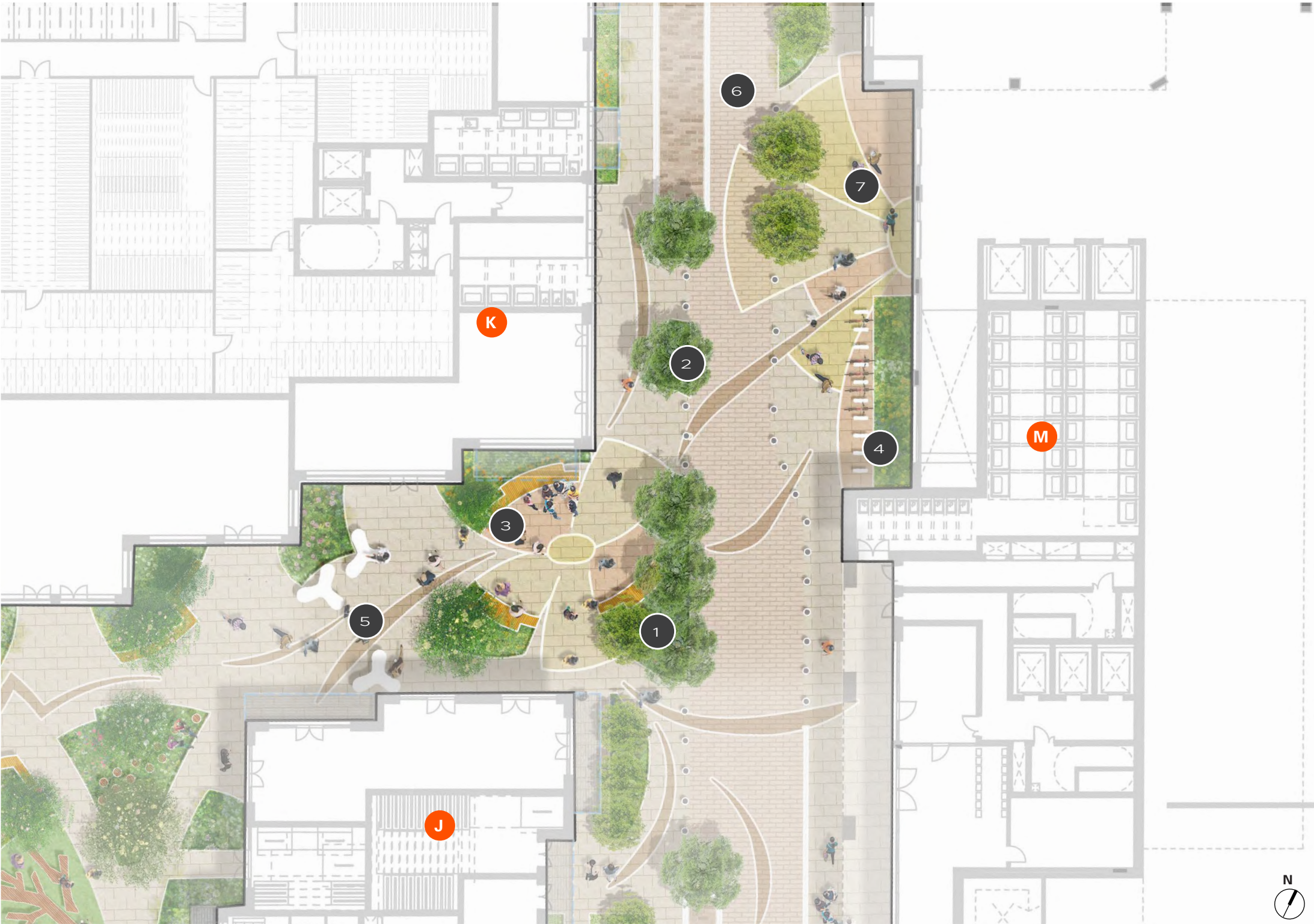
Cycle Parking
- 5

Paving bands
- 6

Service access
- 7

Botanical inspired designs to paving
- X

Building Name



Location Plan



1.5.13 Petal Plaza / Aylesham Place



Location Plan



1.5.14 Peckham Yards - Programme

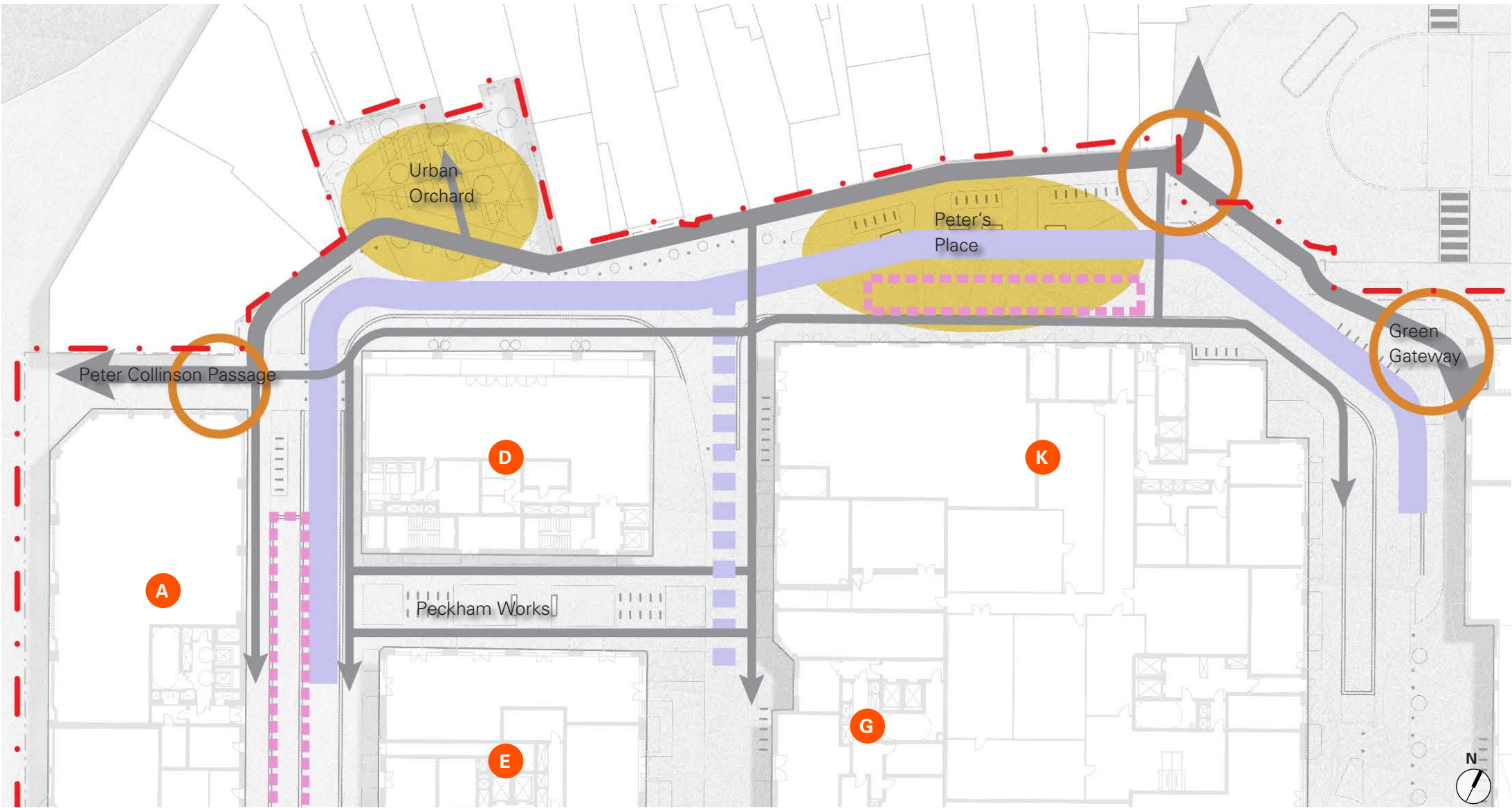
Peckham Yards is a vibrant & fun social space for the community, workers, residents, and visitors to the area. Its flexibility for events as well as art integration makes it a memorable space that is very much of the urban character of Peckham.

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 this character area:

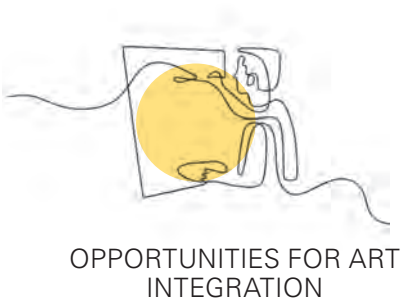
- Flexible seating opportunities both for social gathering and events along with places to rest on key routes
- Extension of work and leisure uses into the spaces
- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked

Key

-  Key Landscape Spaces
-  Gateways
-  Spill out seating space
-  Pedestrian movement
-  Service access
-  Loading bay
-  Building Name



Location Plan



1.5.15 Peckham Yards - Landscape Plan

Peckham Yards occupies the northern part of the site interfacing with the rear of the Peckham High Street properties the bus station and providing a sequence of spaces complementing the work and leisure uses in this part of the proposed development.

Peter Collinson passage to the north of building A provides a direct connection from the northern part of Rye Lane and Peckham High Street to the Urban Orchard space which forms a squarish yard type space contained by the site boundary to the backs of Peckham High Street properties and fronted by building D (commercial). To the south of building D a pedestrianised street provides a secondary connection – Peckham Works. Moving east Peter’s Place is a generously proportioned connecting space to the bus station and provides a gateway to the north south connection to the proposed supermarket which lies further south.

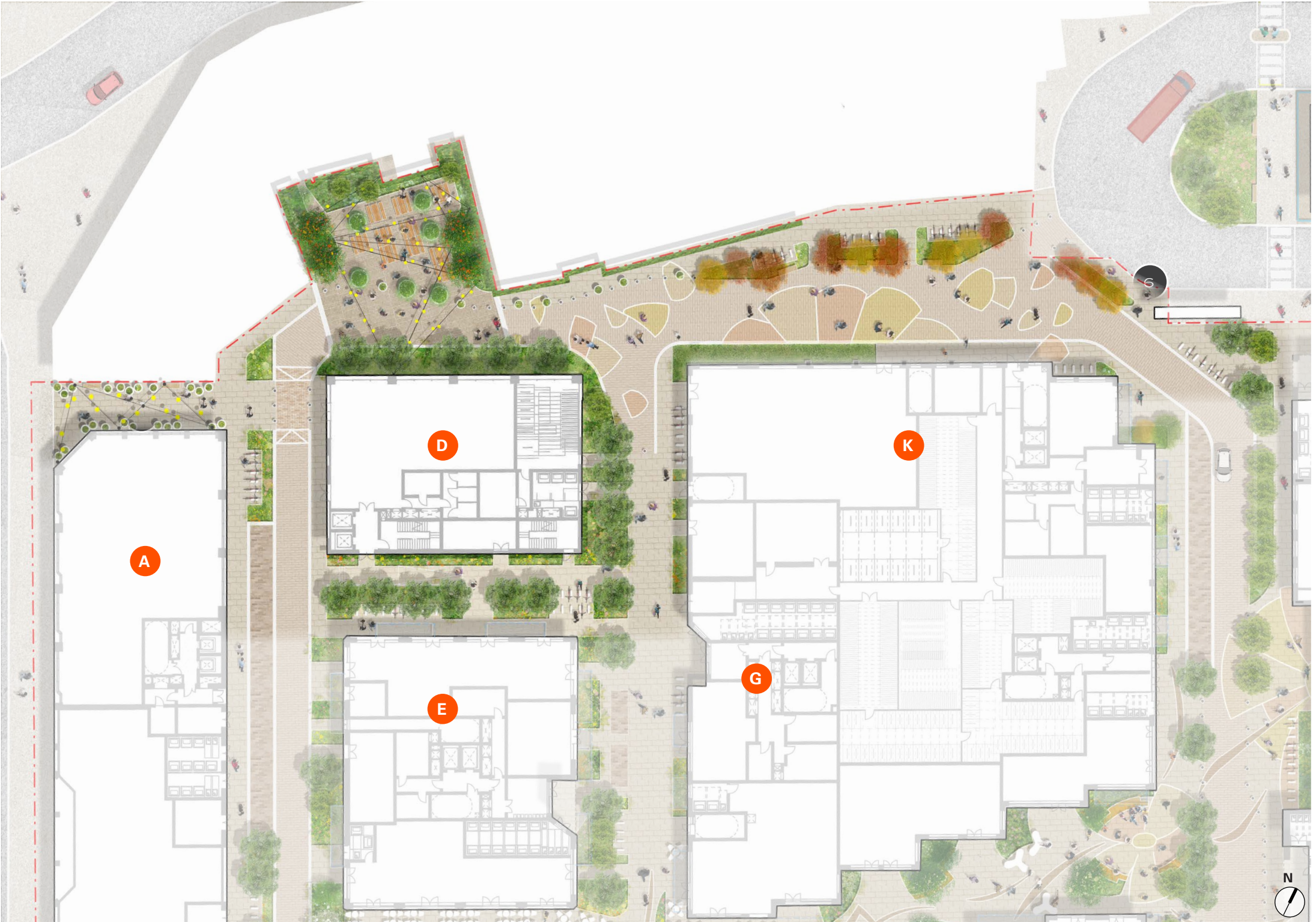
Key design characteristics:

- Durable, simple paving with an industrial character
- Bright bold, fun, colours
- Art integration to aid in wayfinding and rooting within the existing urban context of Peckham
- Catenary lighting, and projections to create unique character in the evening hours along with functional lighting to create a safe place.
- Open views provide clear sightlines and legibility
- Climbing plants provide a soft edge to the spaces to the backs of Peckham High Street properties

- 1 Urban Orchard
- 2 Peter Collinson Passage
- 3 Block D Passage
- 4 Peter’s Place
- 5 Green Gateway
- 6 Bus Station Connections
- X Building Name



Location Plan





1.5.16 Peckham Yards - Mood Images



1.5.17 Peckham Yards - Peter Collinson Passage / Urban Orchard / Peckham Works

Peter Collinson Passage is a gateway from Rye Lane and Peckham High Street into Peckham Yards and is designed with catenary lighting and planting in pots to aid wayfinding. The Urban Orchard acts as a unique urban experience where visitors can sit under flowering fruit trees, socialise, and be surrounded by local art complementing the work uses of building D which forms a focal point of the space.

Urban Orchard Characteristics:

- Picnic style tables and orchard tree planting in raised planters create a casual, welcoming social location framed by climbing plants
- There is an opportunity for bright, fun art interventions on boundary fences engaging local artists
- Catenary lighting & art projections to extend use of the space into the evening hours
- Plants in pots and catenary lighting along Peter Collinson passage to aid in wayfinding
- Flexibility for events is built in with opportunities for coffee carts, food trucks, exhibitions, community events

- | | |
|---|---|
| 1 | Picnic table group seating |
| 2 | Catenary Lighting |
| 3 | Biodiverse planting |
| 4 | Fruit tree planting |
| 5 | Pots with planting to passage to Rye Lane |
| 6 | Service access |
| 7 | Opportunity for social hang out space |
| 8 | Cycle parking |
| 9 | Flower motifs within paving design |
| X | Building Name |

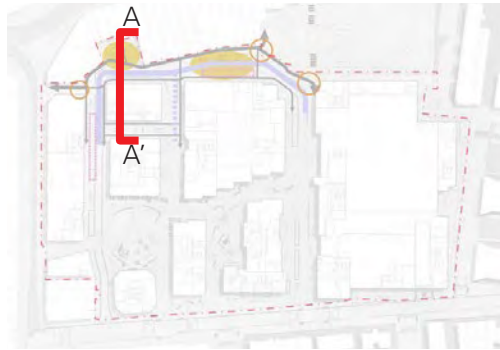


Location Plan





1.5.18 Peckham Yards - Peter Collinson Passage / Urban Orchard / Peckham Works



Section Location Plan



A

A'

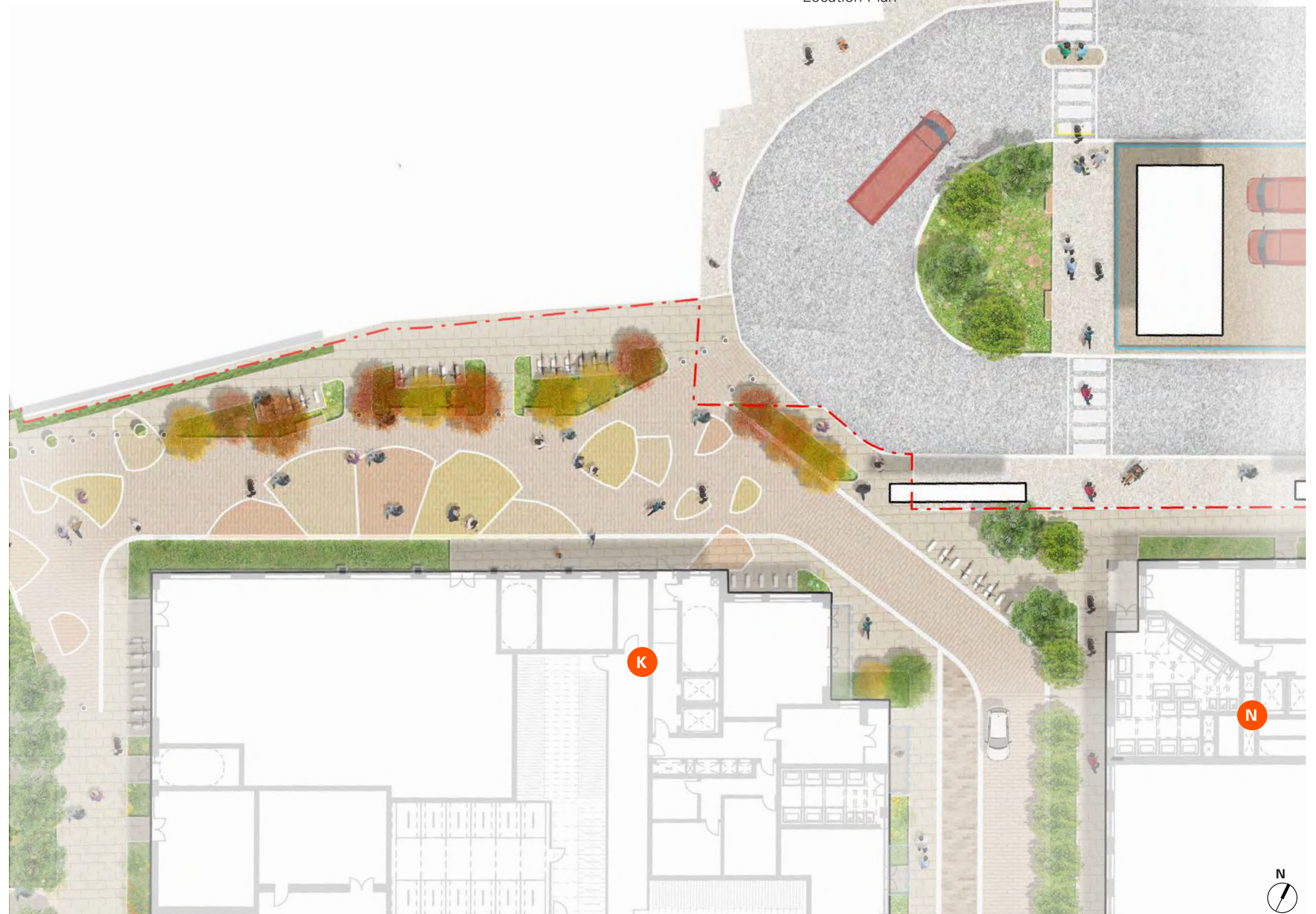
1.5.19 Peckham Yards - Peter's Place / Green Gateway / Bus Station Connections

Peter's Place provides a transitional space complementing the leisure use in building K. Graphic paving, clear legibility and purposeful seasonal planting provide good connections to the bus station and Peckham High Street beyond with the connection south to the proposed supermarket formed as a green gateway space.

Characteristics:

- Climbing plants to existing boundary fence soften the space and unify the boundary
- Tree species are chosen to have strong autumn colour
- Seamless integration with the bus station levels to design out steps
- Graphic paving patterns reference the botanical history of the site and of Peter Collinson's connection to Peckham

- 1 Seating opportunities
- 2 Cycle parking
- 3 Biodiverse planting
- 4 Tree planting
- 5 Service access
- 6 Loading bay
- 7 Flower motifs within paving design
- 8 Bus shelter
- X Building Name



Location Plan



1.5.20 Green Links - Landscape Plan



Location Plan

The Green Links act as lush green connectors within the site; these areas are of a street typology with rich planting and spaces for visitors to rest along their journey. 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 this character area:

- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

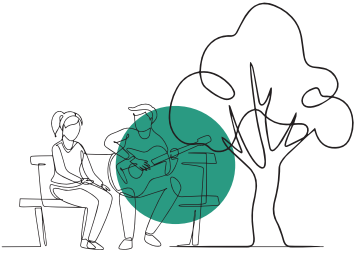
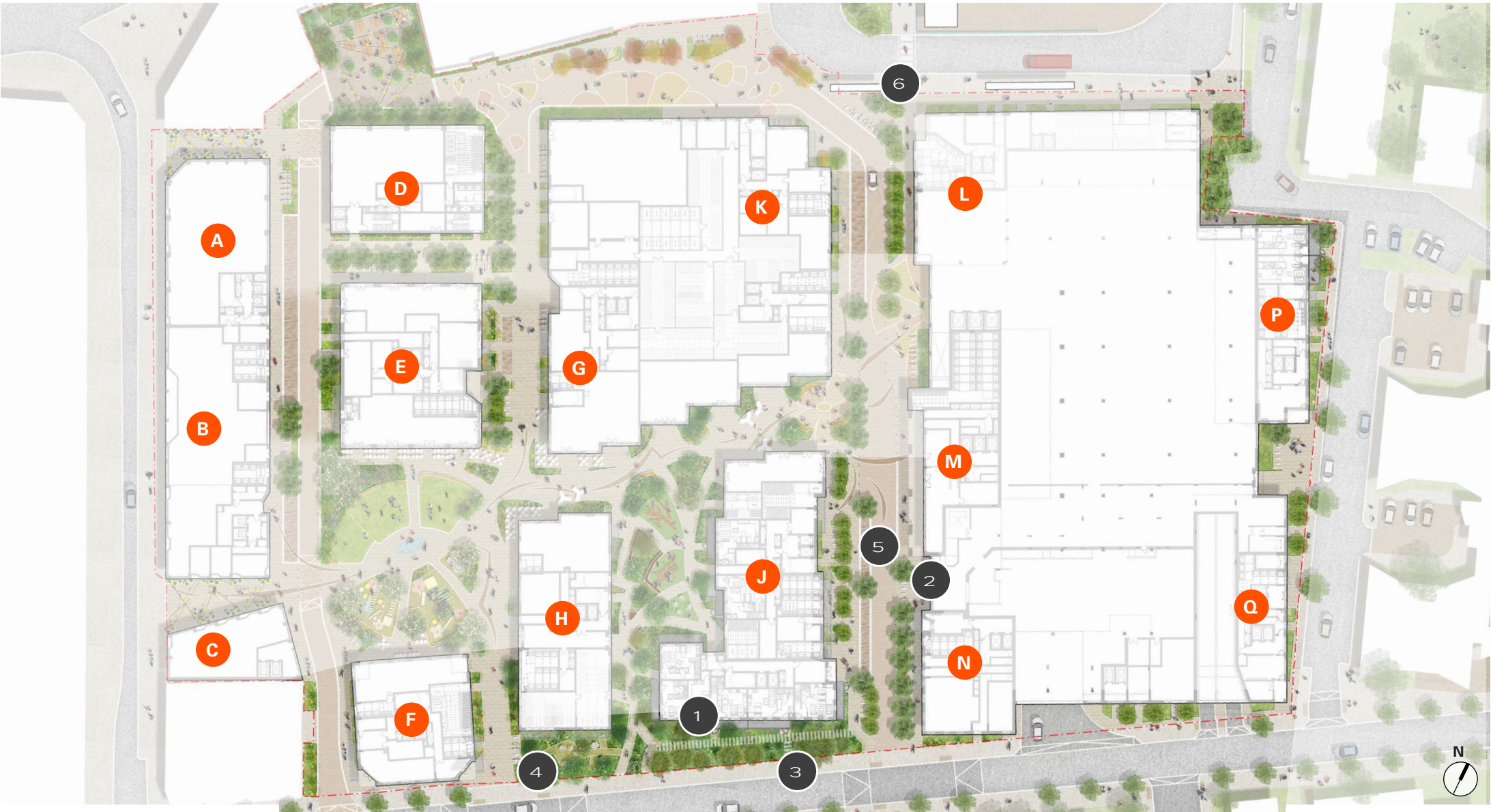
The Green Links are a diverse set of streetscapes linking key spaces in the proposed development and connecting to the site context. Within the western part of the site they form transition spaces with typical street profiles (12m width) with parallel building facades and linear arrangements. The principle north south route through the site past buildings K, J, L, M and N is more generous in width varying from 16mm to 20m.

The green Link character area also covers three important street frontages where the proposed development interfaces with the surrounding context as existing streets. Hanover Park, a broad primarily residential street, Mckerrell Road, a narrow residential street with parking and the bus station interface.

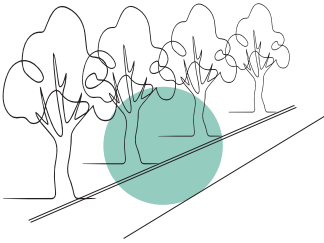
Key design characteristics:

- Existing trees to Hanover Park retained where possible.
- Lush planting palettes are varied to enhance the definition of each space creating a succession of seasonal interest with tree planting being implemented where practical to soften streetscape
- Sight lines are designed to be clear to aid legibility,
- Lighting extends the safe use of the spaces into the hours of darkness

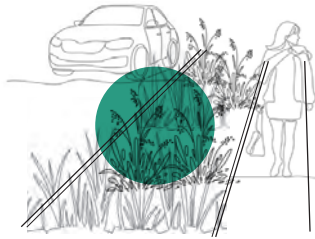
- | | |
|-----------------------------|---|
| 1 Seating opportunities | 5 Service access with loading bays & blue badge parking |
| 2 Cycle parking | 6 Bus shelter |
| 3 Existing Trees | X Building Name |
| 4 Proposed trees & planting | |



Seating opportunities



Street tree planting



Integration of suds planting



Pedestrian environment



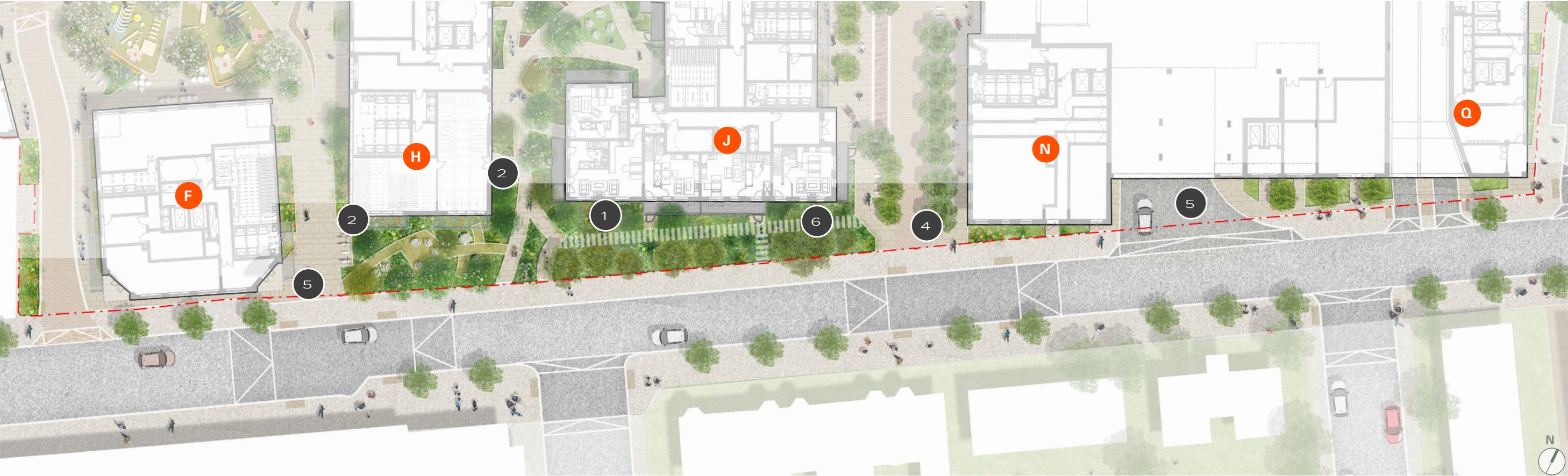
1.5.21 Green Links - Mood Images



1.5.22 Green Links - Hanover Park



Location Plan



Hanover Park is an existing primarily residential street. The northern pavement interfaces with the proposed development and improvements are proposed including providing a generous planted zone between the back of pavement and the building façades which accommodate existing and proposed tree planting with play on the way features among planting.

Characteristics

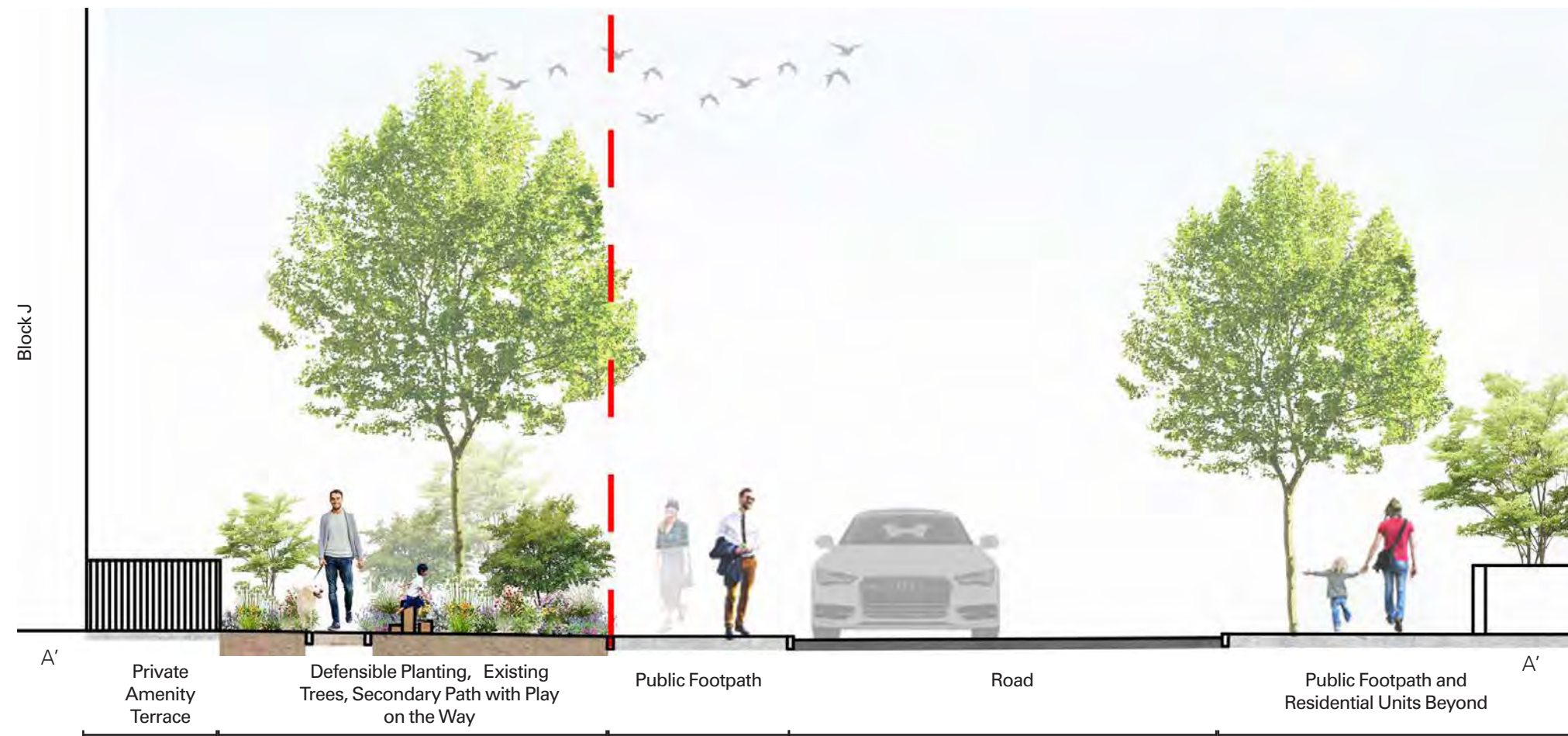
- Existing trees retained where possible and supplemented with new tree planting.
- Secondary pathway serving duplex units with defensible planting to private amenity spaces.
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

- 1 Seating opportunities
- 2 Cycle parking
- 3 Rain garden planting typology
- 4 Tree planting
- 5 Service access
- 6 Retained existing trees
- 7 Defensible planting to private residential amenity terraces
- X Building Name

1.5.23 Green Links - Hanover Park



Section Location Plan





1.5.24 Green Links - Supermarket Frontage

The North – South link provides a key connection through the site from the bus station in the north, past the proposed supermarket entrance connecting to Garden Walk and to Hanover Park in the south. The design balances the servicing, loading and blue badge parking requirements with creating a welcoming and attractive pedestrian environment with a strong emphasis on planting.

Characteristics

- Street tree planting where possible with diverse planting below
- Service route integration with low kerbs and raise tables at crossing points to give a pedestrian priority
- Cycle parking is included in convenient locations in proximity to destinations and where it will be overlooked
- Incidental play is included among planting creating ‘play on the way’ routes
- Seating opportunities are provided at regular intervals to provide resting points

- 1 Tree planting
- 2 Cycle parking
- 3 Rain garden planting
- 4 Loading bay
- 5 Service access
- 6 Car parking
- X Building Name



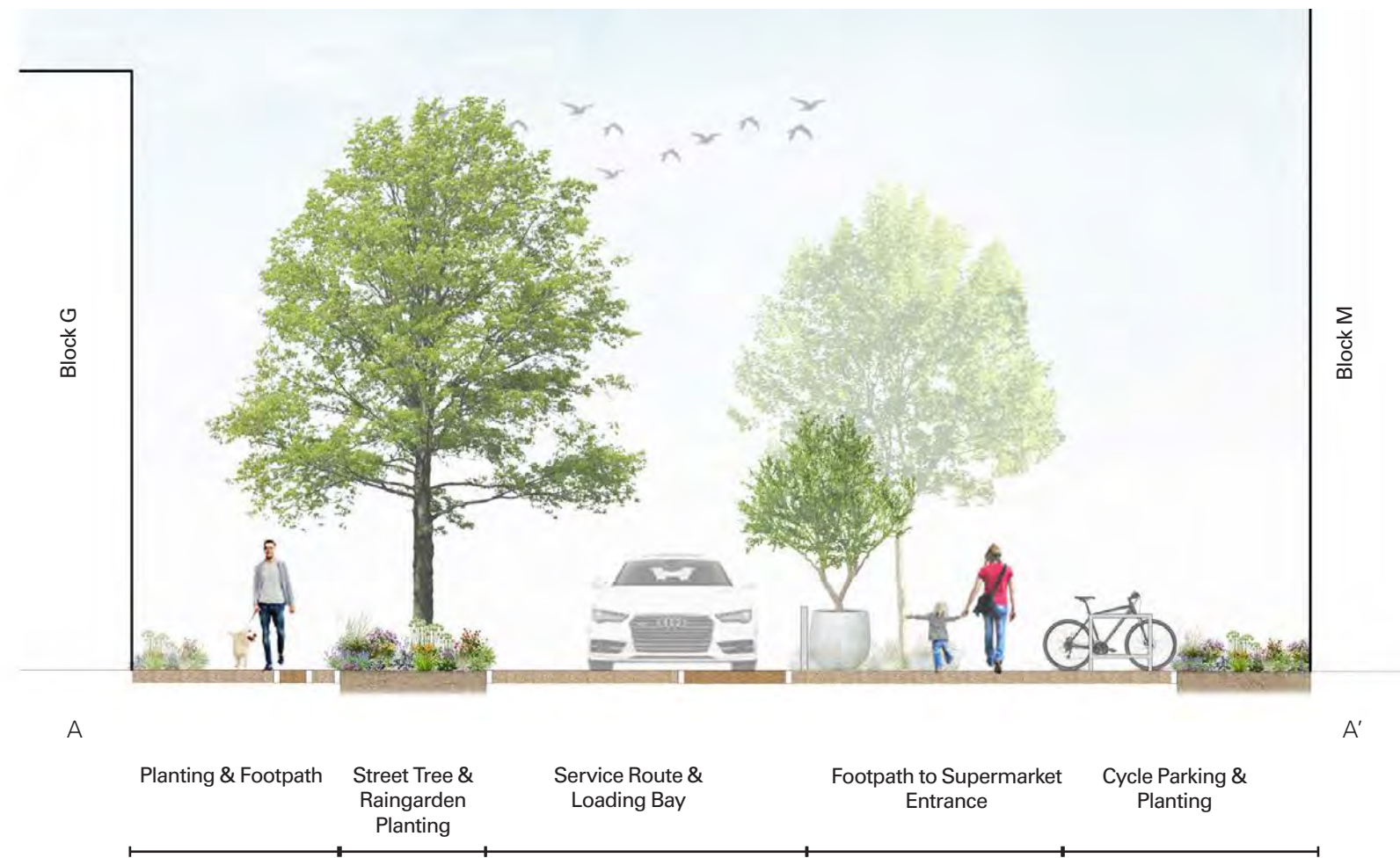
Location Plan



1.5.25 Green Links - Supermarket Frontage



Section Location Plan





1.5.26 Green Links - Mckerrell Road / Bus Station Interface

The landscape improvements along Mckerrell Road include proposed biodiverse planting and proposed street trees (subject to highways approvals). Cycle parking is also included in close proximity to building entrances. Along the north of Block L, planting has been provided to soften the elevation and provide a green pedestrian experience. The existing retaining wall to the bus station has been removed and the level change has been designed out, allowing for a connection between the facade of Block L and the bus station along with its pedestrian flow, as well to Purdon House in the east.

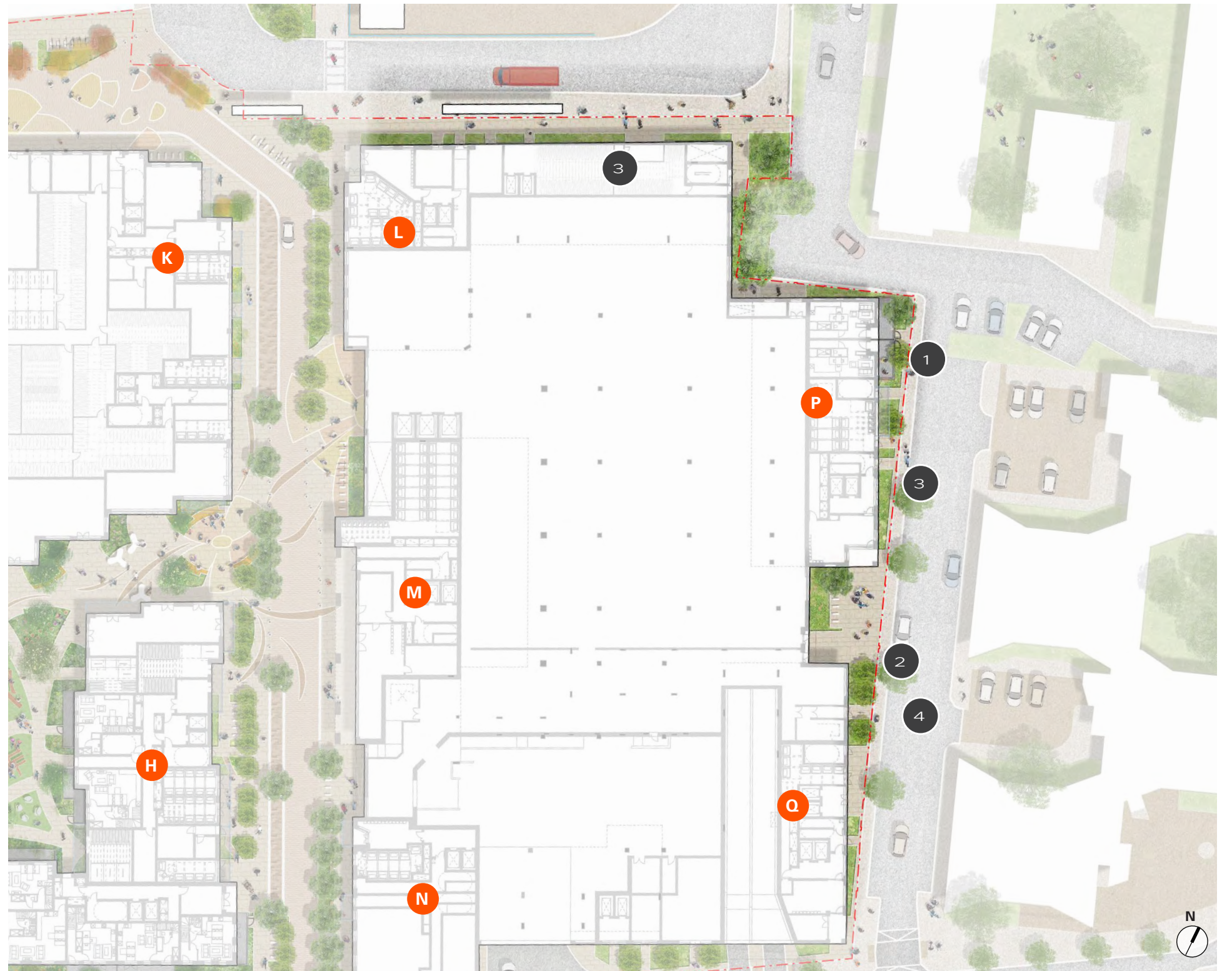
Characteristics

- Planting to soften building elevations & create green pedestrian environment
- Street tree planting between parking spaces
- Visitor cycle parking close to building entrances
- Defensible planting to private amenity space to duplex units
- Removal of existing retaining wall creating accessible pedestrian access for all

- 1 Defensible planting to private amenity terraces
- 2 Cycle parking
- 3 Biodiverse planting
- 4 Tree planting
- 5 Accessible pedestrian route
- X Building Name



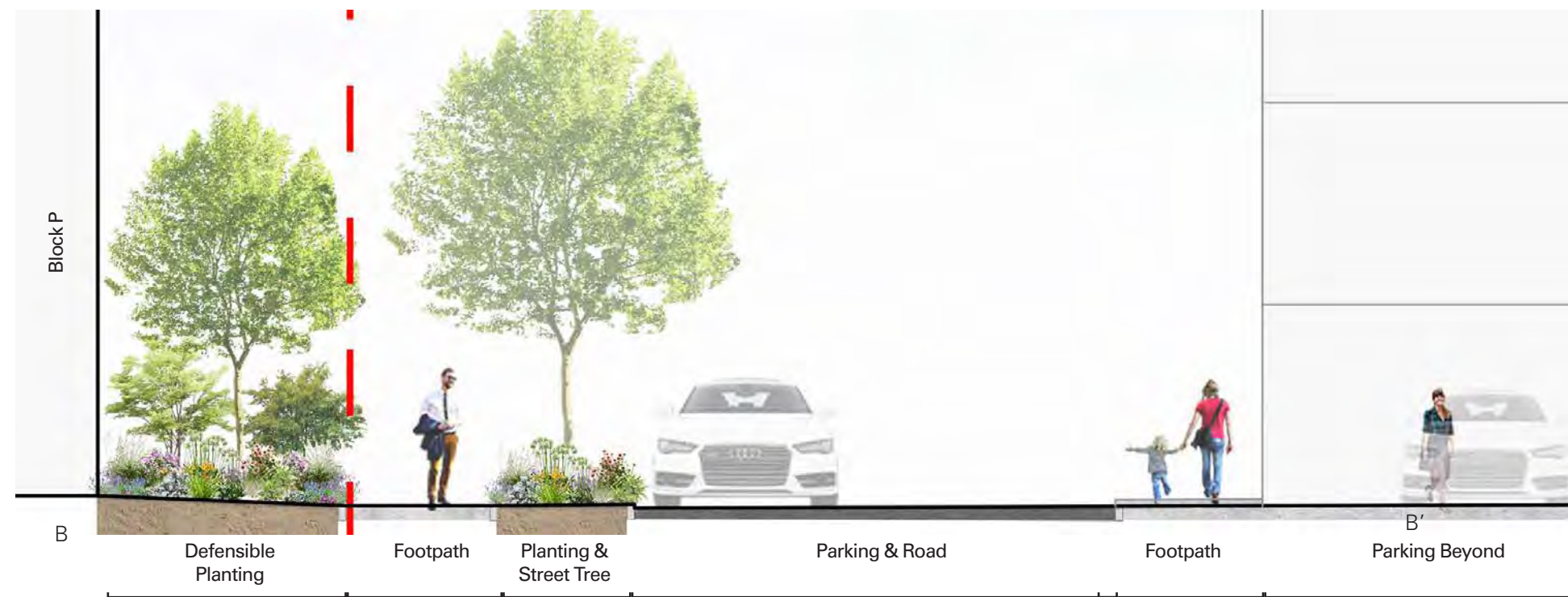
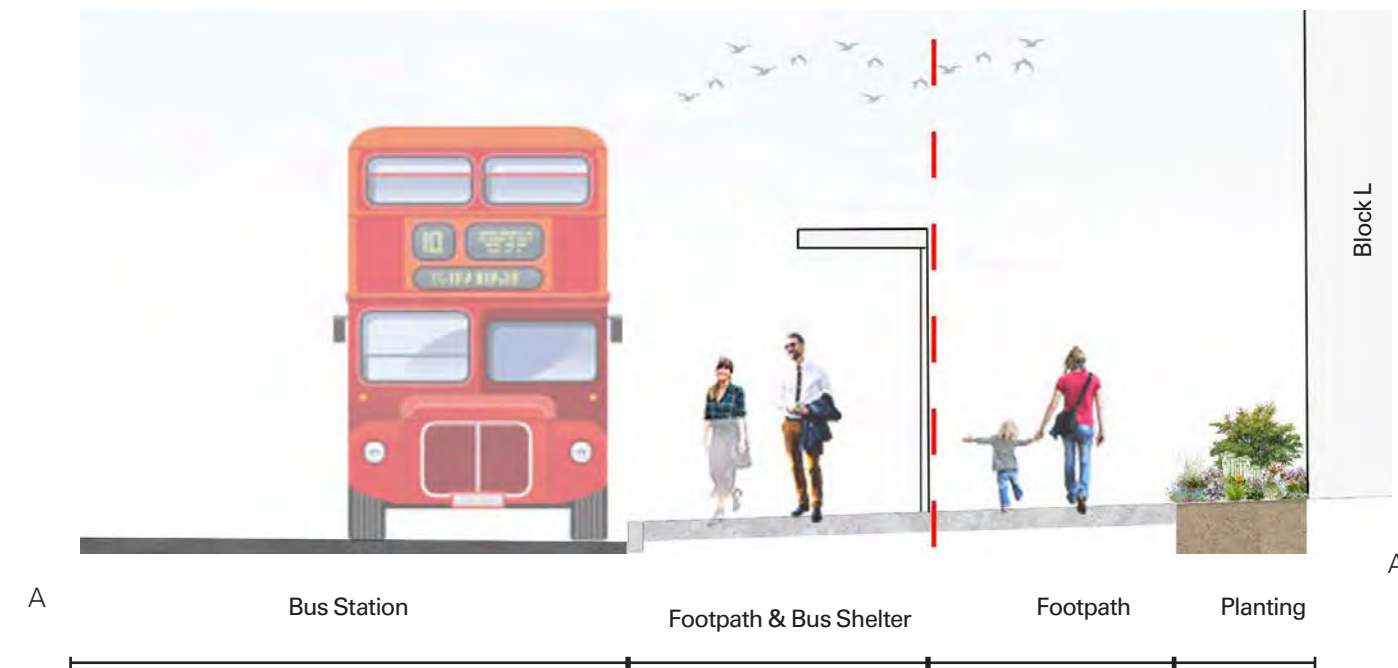
Location Plan



1.5.27 Green Links - Mckerrell Road / Bus Station Interface



Section Location Plan



1.5.28 Roof Landscapes - Communal & Biodiverse - Programme

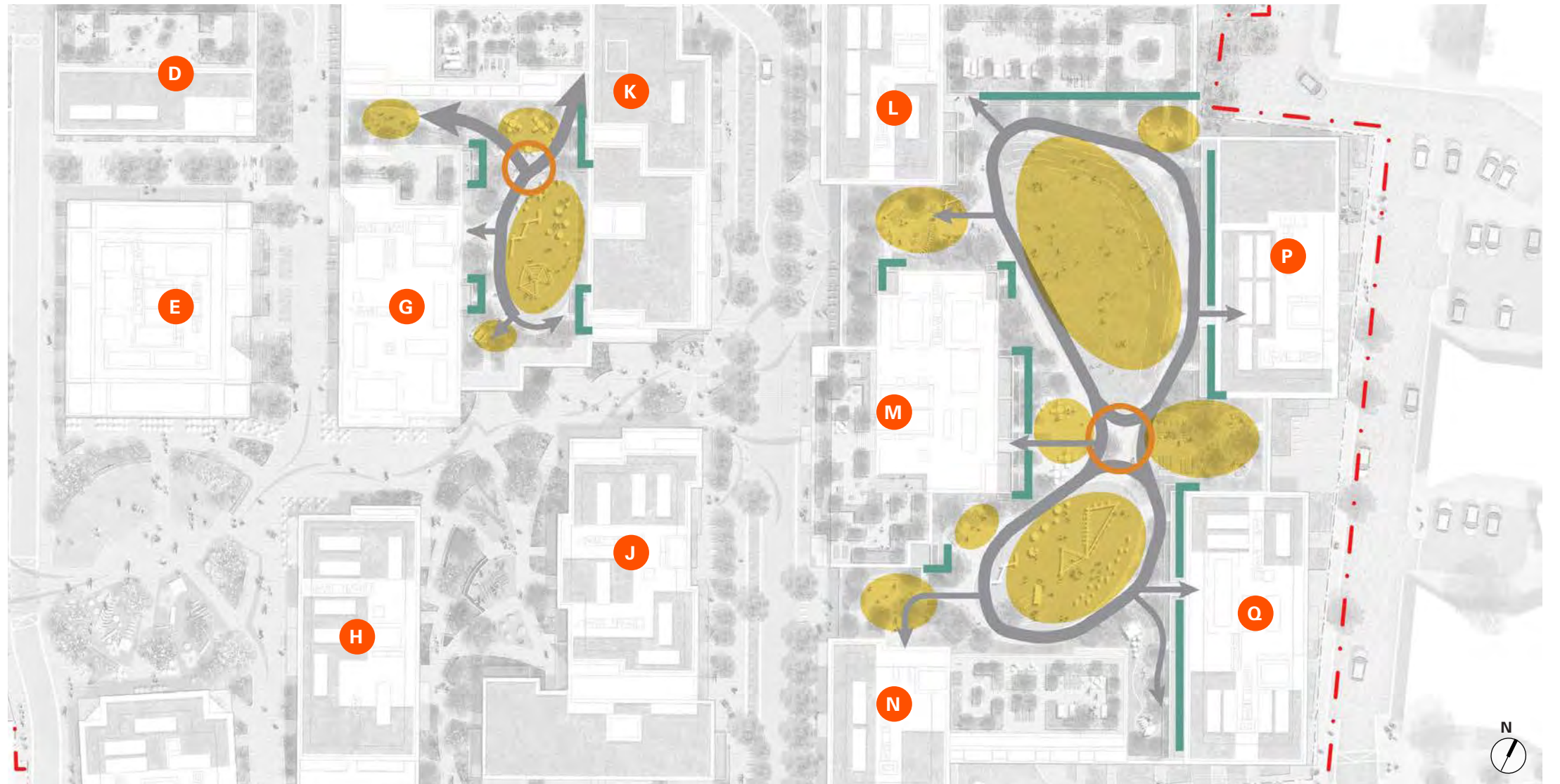
The Residential Communal Landscapes are comprised of the Level 01 and 02 Podium Gardens, as well as a number of Roof Garden Terraces at higher levels. The Podium Gardens provide play space as well as amenity space for residents. These spaces provide a safe, welcoming, green space for residents to gather, socialise, and relax with space for activity balanced with more passive spaces to relax and unwind. Defensible planting is provided to private amenity spaces for residential units facing the each space.

Characteristics

- Richly textured planting and small – medium ornamental tree planting
- Spaces to socialise, gather, dine, play, and relax
- Seating opportunities for groups as well as solo respite
- Play areas to podium gardens to include prescriptive and natural / discovery play, encouraging children of all ages to immerse themselves in their natural surroundings.



Location Plan



Key

- Key Landscape Spaces
- Gateways
- Pedestrian movement
- Defensible Space
- Building Name



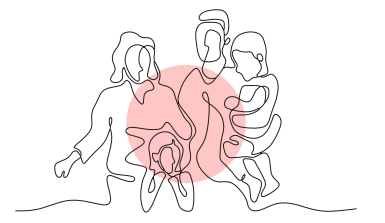
Space to gather, play, relax



Opportunity for
Biophilia & ecology



Space to play



Space for families and residents