

Example window cleaning strategy - building L

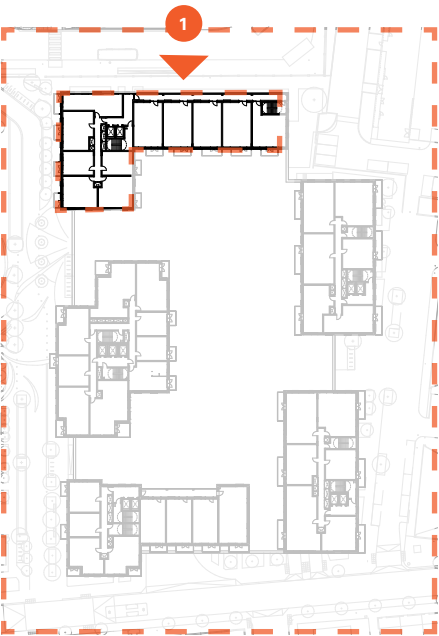
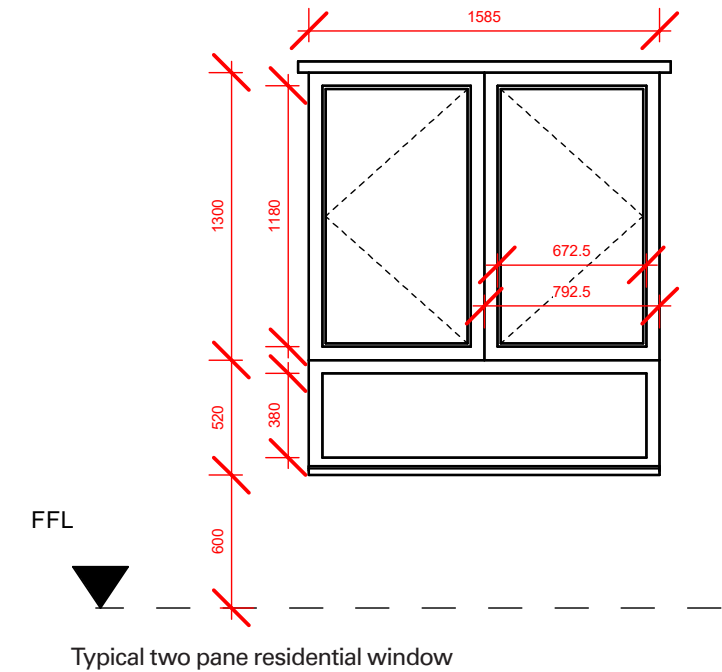
Ground Cleaning: Water-fed telescopic poles will be used to clean windows from the ground and communal terraces where space allows. Telescopic poles can service windows up to 20m high from the level of use. The use of water-fed polls will significantly lower the number of windows which need to be cleaned from height and in turn reduce time abseiling and risk of falls from height. Extra care and attention will be paid to pedestrians at ground level during the use of ‘reach and wash’ poles. Demarcation of cleaning zones will highlight trip hazards associated with use of telescopic poles.

Window Replacement: Windows and glazing to external doors above ground and first floor have been designed to fit into the lifts provided in each building. This reduces the need for external replacement if panes become damaged and require replacing.

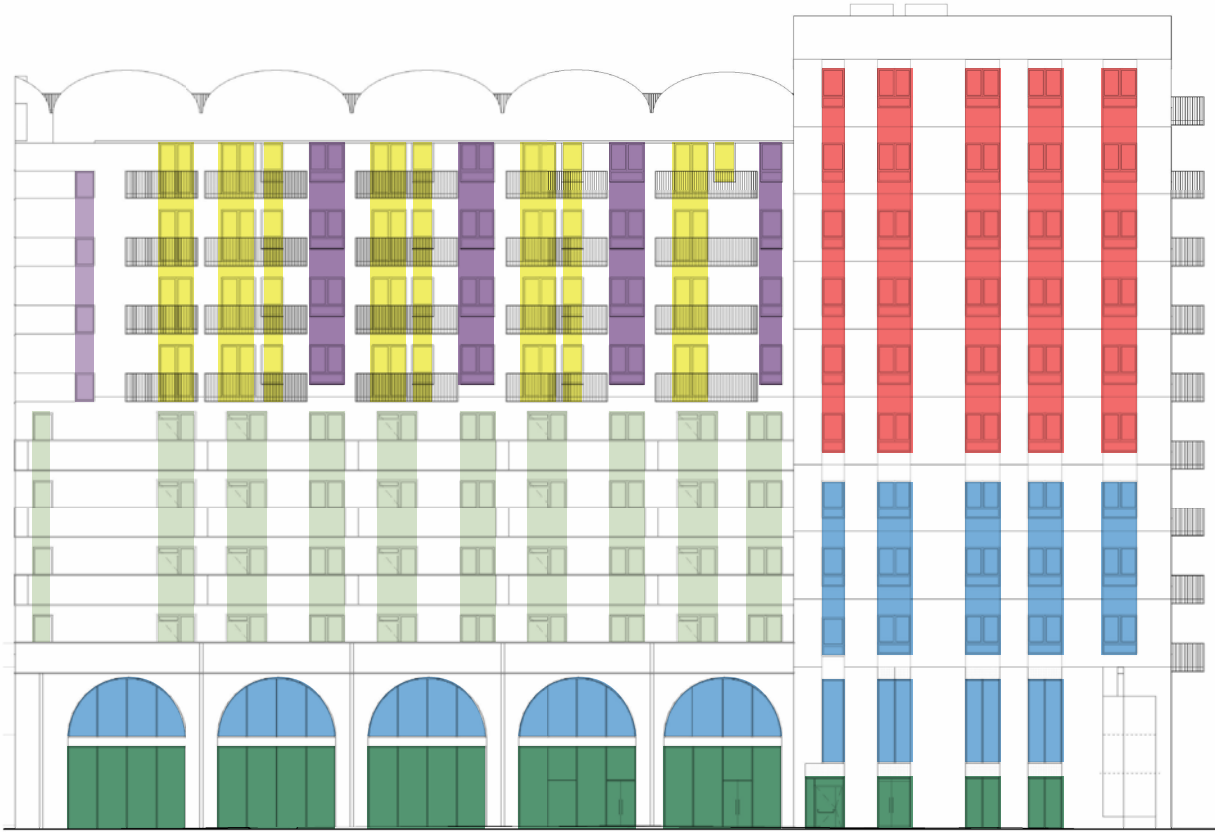
Internal Cleaning: Tilt and turn residential windows allow for safe and easy cleaning from within homes.

All windows comply with Approved Document K. Transoms are at least 1100mm above internal FFL but no higher than 1300mm to allow internal cleaning. Open-able panes provide safe reaches, under 850mm to the side.

- Clean from interior - operable tilt and turn window
- Clean via rope access - abseil from mobile davit arm on roof
- Clean from exterior - standing on private balcony
- Clean from exterior - standing on communal terrace / gallery access
- Clean from ground / podium with water fed pole up to 20m
- Clean from interior and external from ground / podium



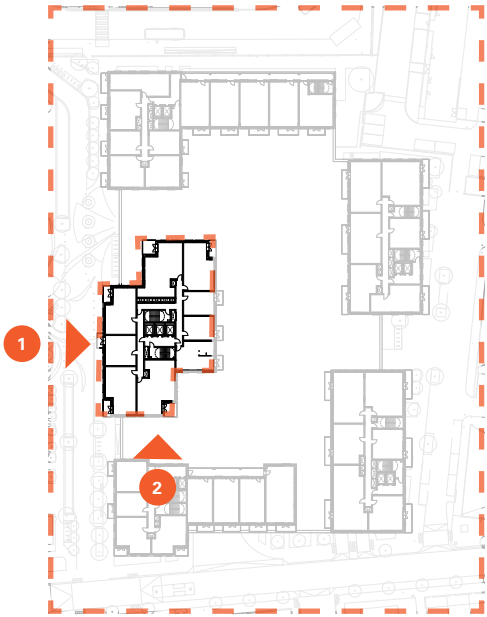
Phase 1 key plan



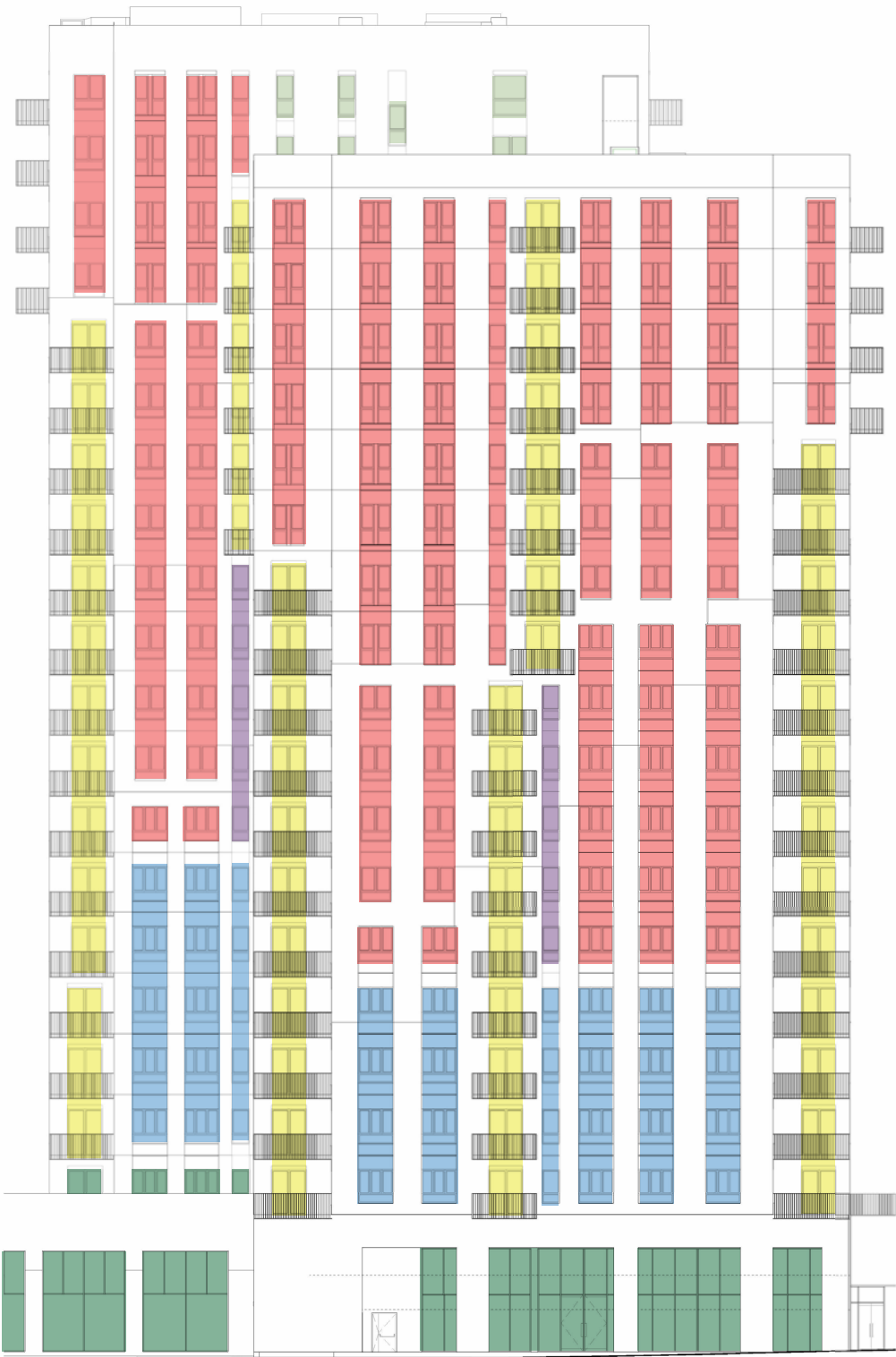
1 - Building L north elevation

Example window cleaning strategy - building M

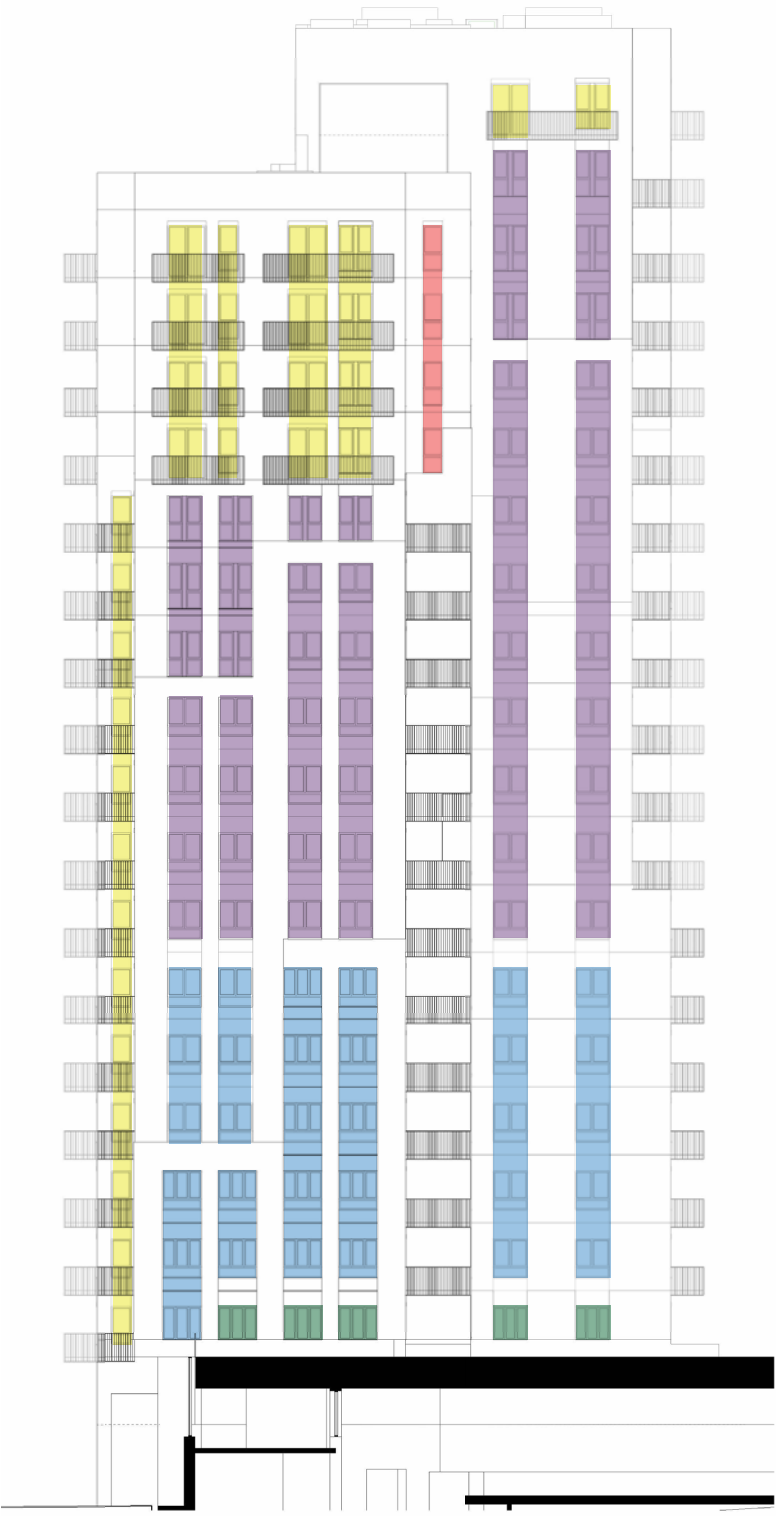
- Clean from interior - operable tilt and turn window
- Clean via rope access - abseil from mobile davit arm on roof
- Clean from exterior - standing on private balcony
- Clean from exterior - standing on communal terrace / gallery access
- Clean from ground / podium with water fed pole up to 20m
- Clean from interior and external from ground / podium



Phase 1 key plan



1 - Building M west elevation



2 - Building M south elevation

Accommodation summary

11.1

11.1 Accommodation summary

867 Homes

73% dual aspect

The Proposed Development will have a mix of typologies that includes mansion blocks, maisonettes, gallery access buildings and point building. At ground floor there are maisonettes which have private access from the street.

The homes are broken down in the following way:

- 39.4% one-bedroom homes
- 40.6% two-bedroom homes
- 18.0% three-bedroom homes
- 2.0% four-bedroom homes

In line with the LBS Plan, the proposed development will provide 12.2% affordable housing (by habitable room), made up of 8.9% social rent and 3.3% intermediate homes. More information on this breakdown is available in section 11.3 Tenure distribution.

10% of homes will be wheelchair accessible homes in line with policy, distributed throughout the development, spread over the types including one- and two-bedroom homes.

On the adjacent tables, WAD stands for wheelchair accessible / adaptable dwellings designed to M4(3) standards.

Social rent (by number of homes)

	Unit types										
Floor Level	1B1P	1B2P	1B2P 'WAD	2B3P	2B3P WAD	2B4P	2B4P WAD	3B5P	3B6P	4B6P	Totals
PH1	0	0	0	12	0	0	5	16	0	17	50
PH2	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	12	0	0	5	16	0	17	50
MIX %	0.00%	0.00%	0.00%	24.00%	0.00%	0.00%	10.00%	32.00%	0.00%	34.00%	
	0.0%			34.0%				66.0%			

Intermediate (by number of homes)

	Unit types										
Floor Level	1B1P	1B2P	1B2P WAD	2B3P	2B3P 'WAD	2B4P	2B4P WAD	3B5P	3B6P	4B6P	Totals
PH1	0	0	0	0	0	0	0	0	0	0	0
PH2	0	2	0	9	0	16	0	0	0	0	27
Total	0	2	0	9	0	16	0	0	0	0	27
MIX %	0.00%	7.41%	0.00%	33.33%	0.00%	59.26%	0.00%	0.00%	0.00%	0.00%	
	7.4%			92.6%				0.0%			

Market sale (by number of homes)

	Unit types										
Floor Level	1B1P	1B2P	1B2P WAD	2B3P	2B3P WAD	2B4P	2B4P WAD	3B5P	3B6P	4B6P	Totals
PH1	39	89	13	31	17	72	12	3	49	0	325
PH2	51	132	17	42	0	112	23	42	46	0	465
Total	90	221	30	73	17	184	35	45	95	0	790
MIX %	11.39%	27.97%	3.80%	9.24%	2.15%	23.29%	4.43%	5.70%	12.03%	0.00%	
	43.2%			39.1%				17.7%			

Sitewide total (by number of homes)

	Unit types										
Floor Level	1B1P	1B2P	1B2P WAD	2B3P	2B3P WAD	2B4P	2B4P WAD	3B5P	3B6P	4B6P	Totals
PH1	39	89	13	43	17	72	17	19	49	17	375
PH2	51	134	17	51	0	128	23	42	46	0	492
Total	90	223	30	94	17	200	40	61	95	17	867
MIX %	10.38%	25.72%	3.46%	10.84%	1.96%	23.07%	4.61%	7.04%	10.96%	1.96%	
	39.6%			40.5%				20.0%			

11.2 Residential mix distribution

Phase 1 375 homes

141 (37.6%) one-bedroom homes
149 (39.7%) two-bedroom homes
68 (18.2%) three-bedroom homes
17 (4.5%) four-bedroom homes

Phase 2 492 homes

202 (41.1%) one-bedroom homes
202 (41.1%) two-bedroom homes
88 (17.8%) three-bedroom homes

Total 867 homes

343 (39.5%) one-bedroom homes
351 (40.5%) two-bedroom homes
156 (18.0%) three-bedroom homes
17 (2.0%) four-bedroom homes

- One-bedroom home
- Two-bedroom home
- Three-bedroom home
- Four-bedroom home



11.3 Tenure distribution

Distribution by tenure

	Affordable				Private		Total	
	Social Rent		Intermediate		Market Sale			
	Total	%	Total	%	Total	%	Total	%age
1B1P	0	0%	0	0%	90	10%	90	10%
1B2P	0	0%	2	0%	251	29%	253	29%
2B3P	12	1%	9	1%	90	10%	111	13%
2B4P	5	1%	16	2%	219	25%	240	28%
3B5P	16	2%	0	0%	45	5%	61	7%
3B6P	0	0%	0	0%	95	11%	95	11%
4B6P	17	2%	0	0%	0	0%	17	2%
Total	50	6%	85	3%	607	91%	867	100%

Habitable room distribution by tenure (LBS methodology)

	Tenure	Habitable rooms	Mix %	Affordable %
Phase 1	Social Rent	250	8.9%	19.43%
	Intermediate	0	0.0%	
	Market Sale	1037	36.8%	
	Total	1287		
Phase 2	Social Rent	0	0.0%	6.19%
	Intermediate	95	3.4%	
	Market Sale	1439	51.0%	
	Total	1534		
Sitewide	Social Rent	250	25.6%	12.23%
	Intermediate	95	9.5%	
	Market Sale	2476	65.0%	
	Total	2821		

Building P is a fully social rent building.

Buildings A, B, C contain a mix of intermediate and market sale homes.

Buildings E, F, G, K, L, J1, J2, M, N and Q are fully market sale buildings.



11.4 Commercial

Commercial accommodation schedule

	GIA (m ²)
Flexible retail/ leisure/ commercial + Workspace (excl. Supermarket)	6,538.0
of which is dedicated Workspace building	2,725.3
Supermarket (Development agreement) (excl. Carpark + service yard)	4436.00
Supermarket carpark (incl. Basement circulation, basement ancillary + L00 ancillary)	5,386.20
Supermarket service yard	881.60
Flexible retail/ leisure/ commercial (incl. Supermarket.Excl. Carpark and service yard)	10,974.0
Total	17,250.0

- Two-bedroom maisonette
- Three-bedroom maisonette
- Workspace / office (Use Class E(g))
- Flexible retail, leisure and commercial floorspace
- Supermarket (Use Class E(a))



Technical analysis

12.

12.1 Technical analysis summary

Environmental Statement (ref. AC18A)

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

A new document has been prepared for this planning update.

Transport Assessment (ref. AC06A)

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

A new document has been prepared for this planning update.

Energy Strategy and Overheating Assessment (ref. AC07A)

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.

A new document has been prepared for this planning update.

Sustainability Statement (ref. AC08A)

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.

A new document has been prepared for this planning update.

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.

Equalities Impact Assessment (ref. AC16A)

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.

A new document has been prepared for this planning update.

Internal Daylight, Sunlight and Overshadowing Report (ref. AC17A)

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.

A new document has been prepared for this planning update.

Demolition and Construction Environmental Management Plan (ref. AC11A)

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.

A new document has been prepared for this planning update.

Fire Statement and Strategy (ref. AC13A)

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. AC12A)

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.

A new document has been prepared for this planning update.

Whole life carbon emissions assessment (ref. AC09A)

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.

A new document has been prepared for this planning update.

Circular Economy Statement (ref. AC10A)

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.

A new document has been prepared for this planning update.

Financial Viability Assessment Addendum (ref. AC15A) This assessment includes a full viability assessment with associated justification, prepared in line with established practice and policy requirements.	Flood Risk Assessment (ref. AC19A) 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. AC20A) This assessment helps to identify and optimise the health and wellbeing impacts of the Proposed Development. A new document has been prepared for this planning update.
Arboricultural Impact Assessment (incl. Tree Survey) (ref. AC21A) 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. A new document has been prepared for this planning update.	Preliminary Ecological Appraisal (ref. AC22A) This provides an assessment of any impacts to wildlife and biodiversity due to the Proposed Development. A new document has been prepared for this planning update.	Biodiversity Net Gain Report (ref. AC23A) This assessment describes the existing biodiversity value across the Site and how the Proposed Development will deliver biodiversity gain.





dRMM Ltd

Magdalen House
136-148 Tooley Street
London SE1 2TU

T +44 (0)20 7803 0777
W www.drmmstudio.co.uk

Appendix 1

Landscape Design and Access Statement

1

1.1 Landscape Masterplan

1.1.1 Introduction

This update 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), and to account for changes to said planning application submitted to the LBS on 15 July 2024 (LBS ref. 24/AP/2074). 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 purpose of these amendments is to address comments received from statutory consultees, London Borough of Southwark Planning and Design Officers and the wider public since submission. Throughout the document, updated texts and figures have been highlighted with blue frames as seen on this page. The landscape information provided remains largely as submitted with minor tweaks as follows:

- GLA play calculations have been re-run against the updated accommodation schedule and resulted in a reduction of play area requirements as presented on page 67. These results are also reflected in the play typology diagram on page 68.
- As a result of the changes to the play provision the open space figures have been adjusted as seen on page 59
- Existing tree numbers have been corrected in line with comments from LBS Urban Forester as seen within the table on page 70
- Proposed tree species have been adjusted in line with comments from LBS Urban Forester as seen on page 72-75
- Minor adjustments to the ground floor layout in order to accommodate for shifting door positions as seen on the ground floor plan on page 20

The scheme will provide over 10,240 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



Aerial View CGI

1.2 Landscape Masterplan

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 (363 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 Mckerrill 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 gas 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



1.3 Landscape Masterplan

1.3.1 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 board-walk.

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.

Cossail 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 skate-bowl 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

1.4 Landscape Masterplan

1.4.1 Surrounding Green Spaces



Location Plan



1. Sumner Park



3. Cossall Park



5. Consort Park



6. Central Venture Park



2. Warwick Gardens



4. McDermott Gardens

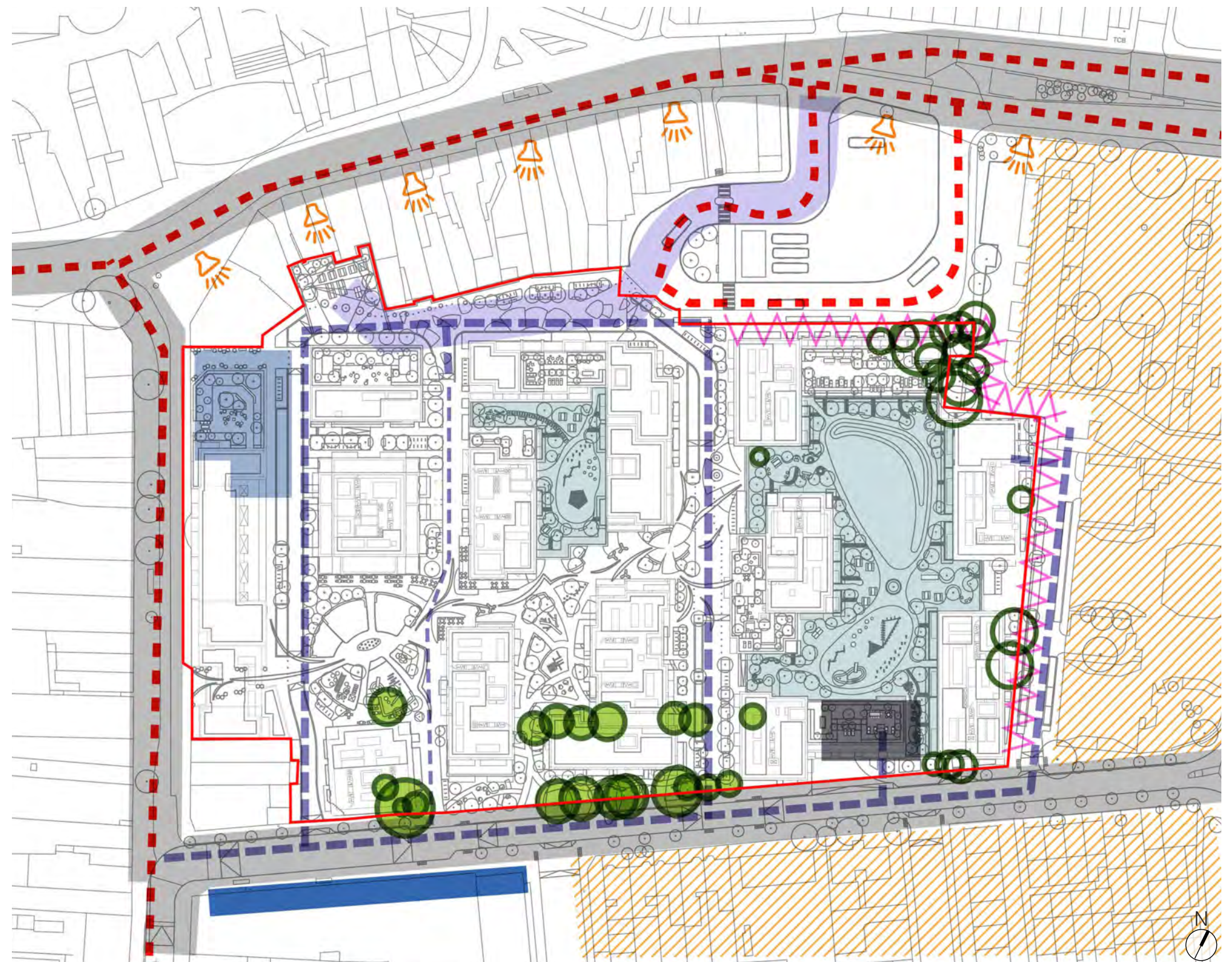
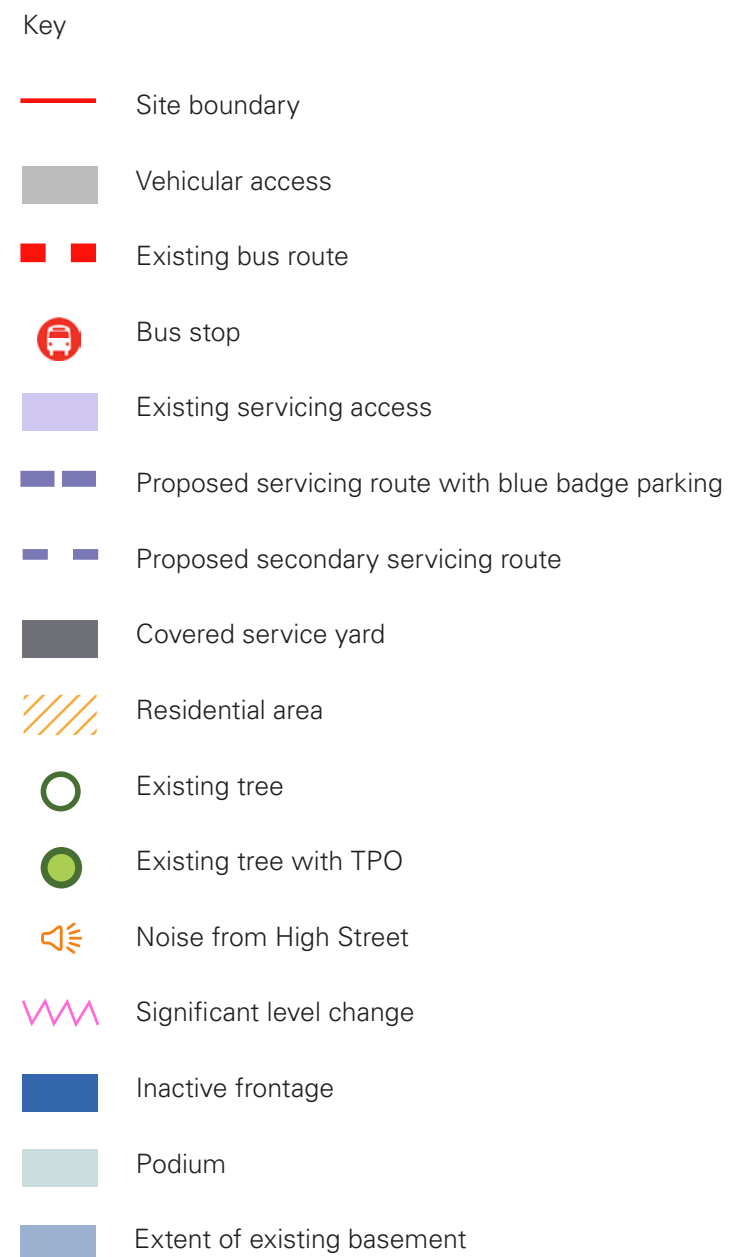


7. Brimington Park

1.5 Landscape Masterplan

1.5.1 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.



1.6 Landscape Masterplan

1.5.2 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



1.7 Landscape Masterplan

1.7.1 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.



1.8 Landscape Masterplan

1.7.2 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.



1.9 Landscape Masterplan

1.9.1 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

1.10 Landscape Masterplan

1.9.2 Landscape Design Pillars



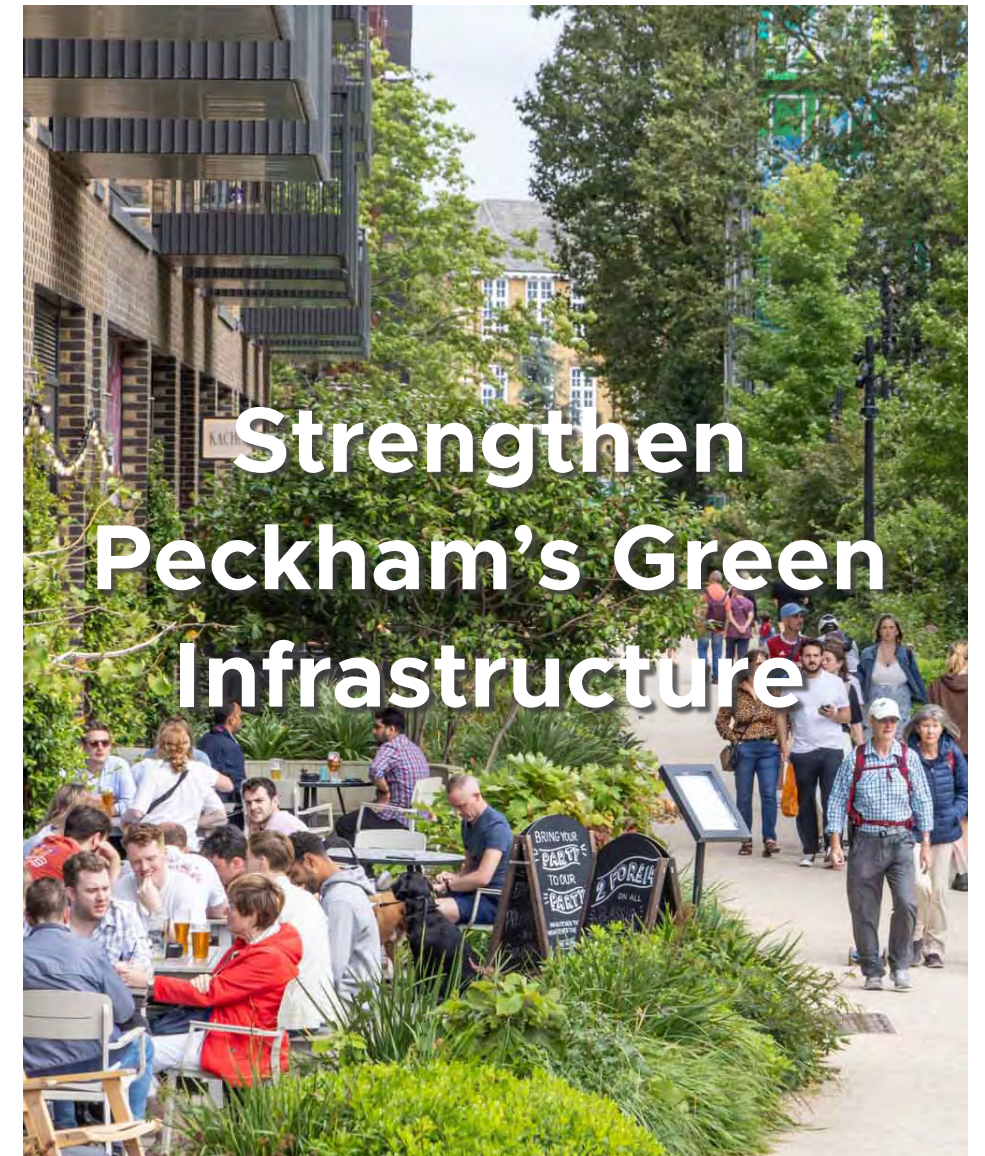
Enhance Public Activation

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 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

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.

1.11 Landscape Masterplan

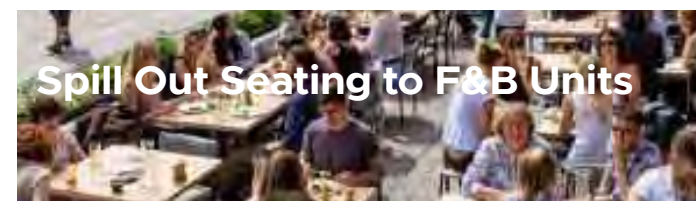
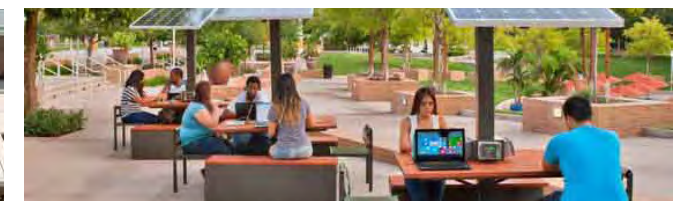
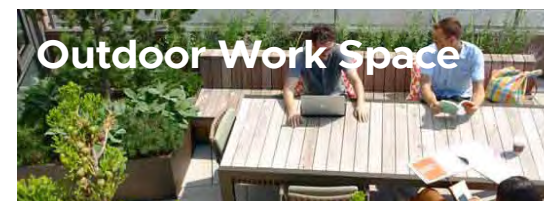
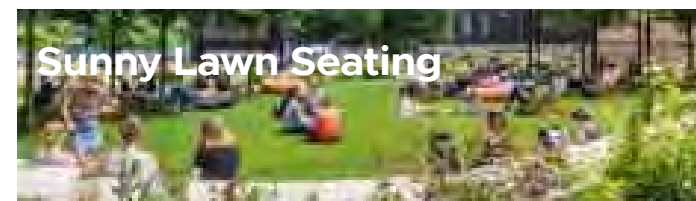
1.10.1 Landscape Design Pillars - Enhance Public Activation



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



1.12 Landscape Masterplan

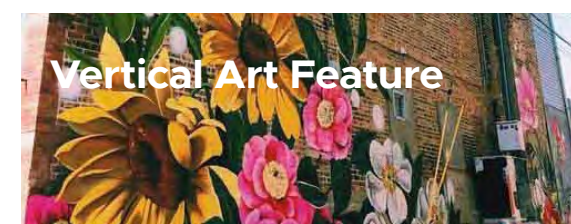
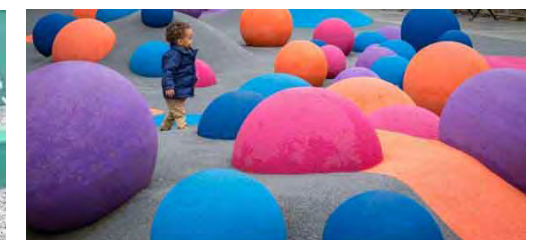
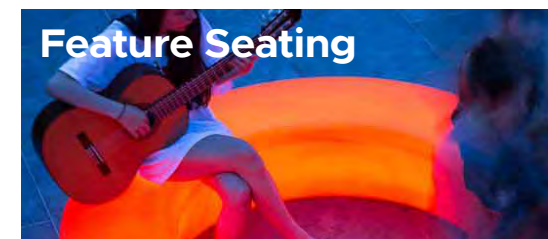
1.11.1 Landscape Design Pillars - Create a Place of Wonder



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



1.13 Landscape Masterplan

1.12.1 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



1.14 Landscape Masterplan

1.13.1 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

1.15 Landscape Masterplan

1.14.1 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 heirarcy. 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



1.16 Landscape Character Areas

1.15.1 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



1.17 Landscape Masterplan

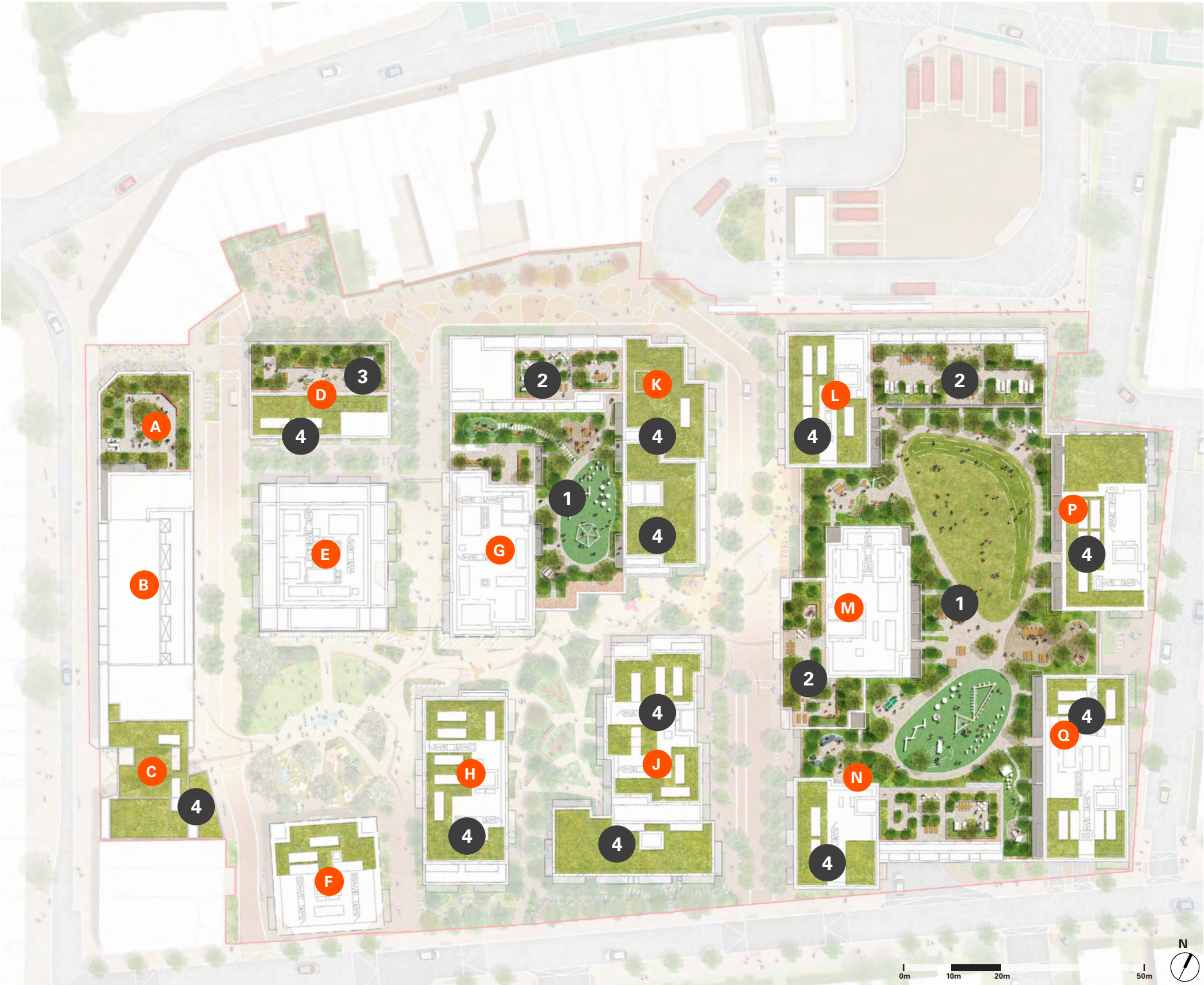
1.16.1 Upper Levels Masterplan

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



1.18 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



1.19 Landscape Character Areas

1.19.1 Garden Walk - Programme

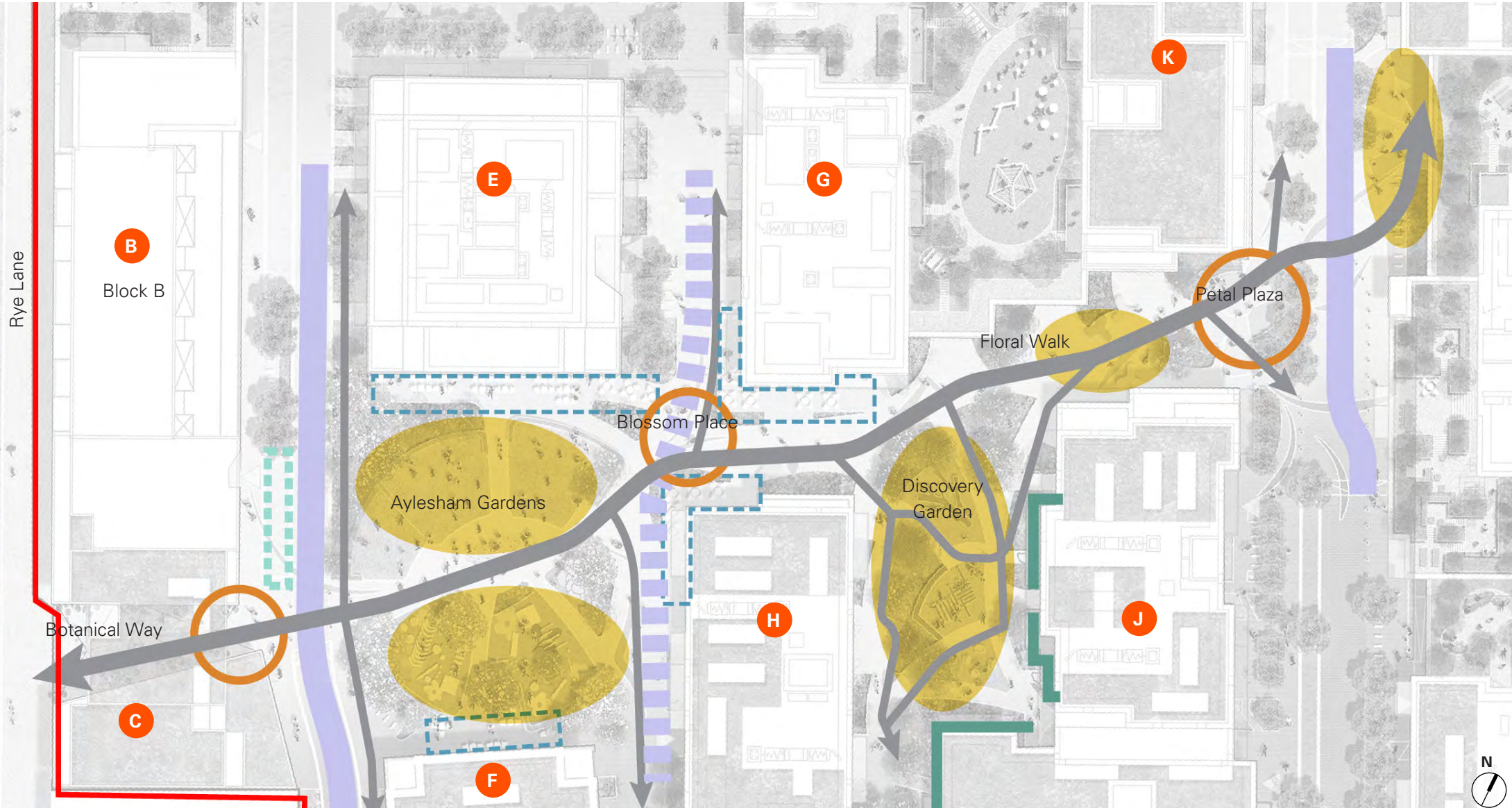
Garden Walk is a verdant, active, and beautiful public space with distinct planting, lawn areas, play areas, and active frontages which draws the lively and vibrant energy of Rye Lane into the site providing much needed green space to the heart of Peckham.

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.



Location Plan



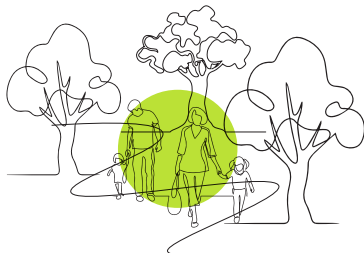
- Key
- Key landscape spaces
 - Gateways
 - ▤ Spill out seating space
 - ← Pedestrian movement
 - Service access
 - ▤ Limited service access
 - ▤ Blue badge parking
 - Defensible Space
 - ⓧ Building Name



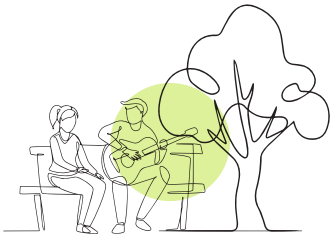
Space to gather, play, relax



Opportunity for Biophilia & ecology



Green, meandering paths



Seating opportunities

1.20 Landscape Character Areas

1.20.1 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

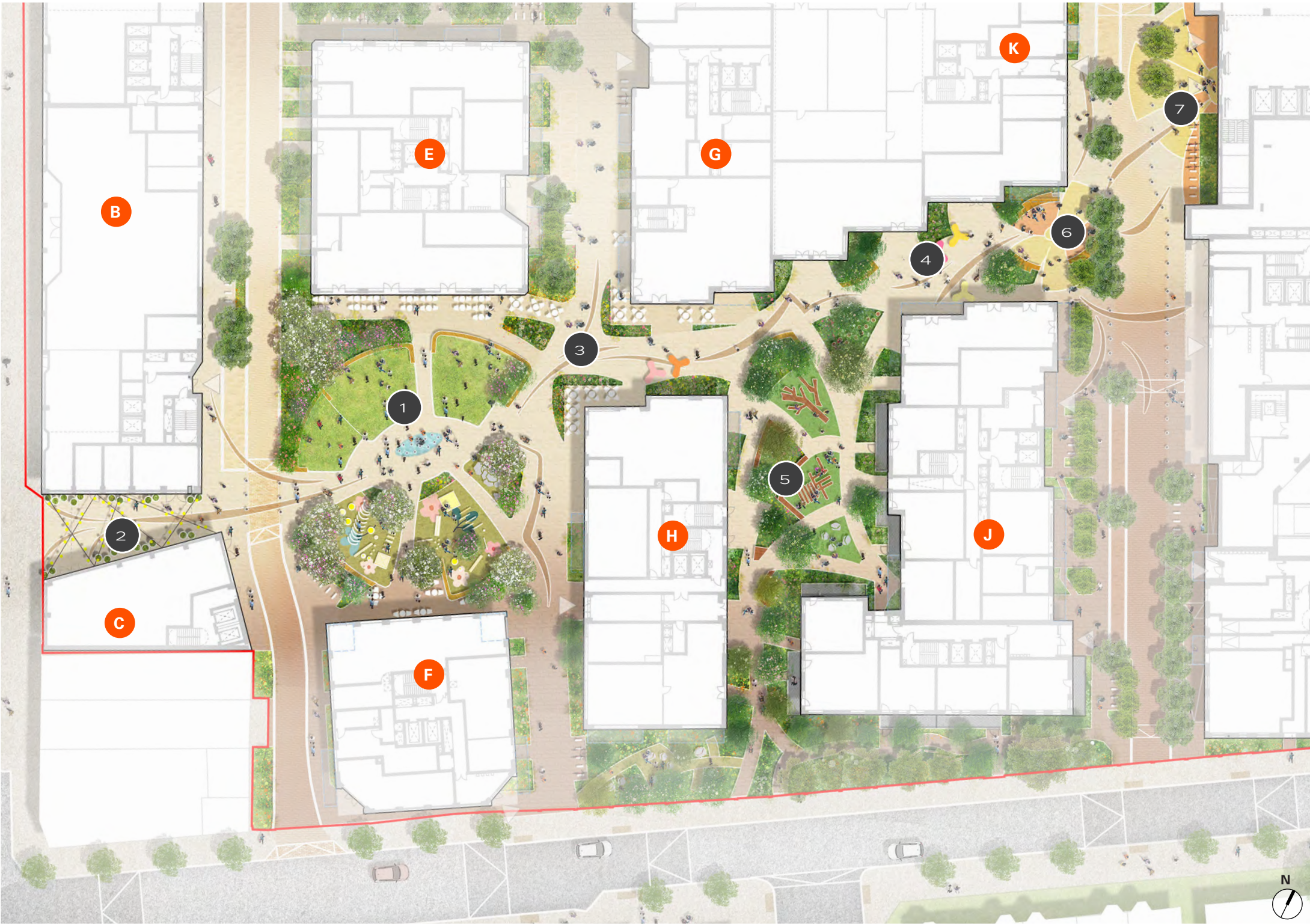
Petal Plaza
- 7

Aylesham Place
- X

Building Name

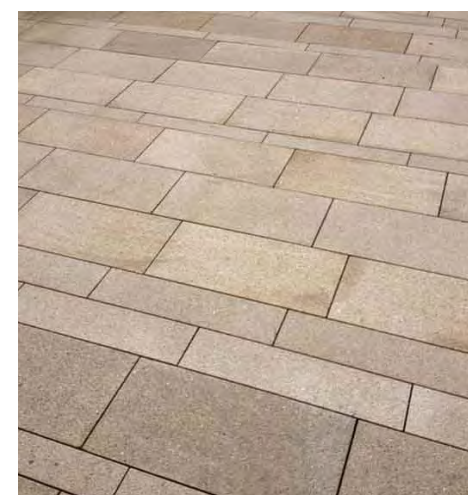


Location Plan



1.21 Landscape Character Areas

1.21.1 Garden Walk - Mood Images



1.22 Landscape Character Areas

1.22.1 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



- 7

Water play area
- 8

Flowering tree planting
- X

Building Name



Location Plan



1.23 Landscape Character Areas

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



Section Location Plan



1.24 Landscape Character Areas

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



Location Plan



1.25 Landscape Character Areas

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



Location Plan



1.26 Landscape Character Areas

1.26.1 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

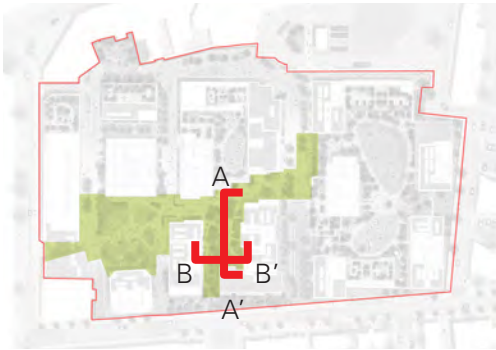


Location Plan

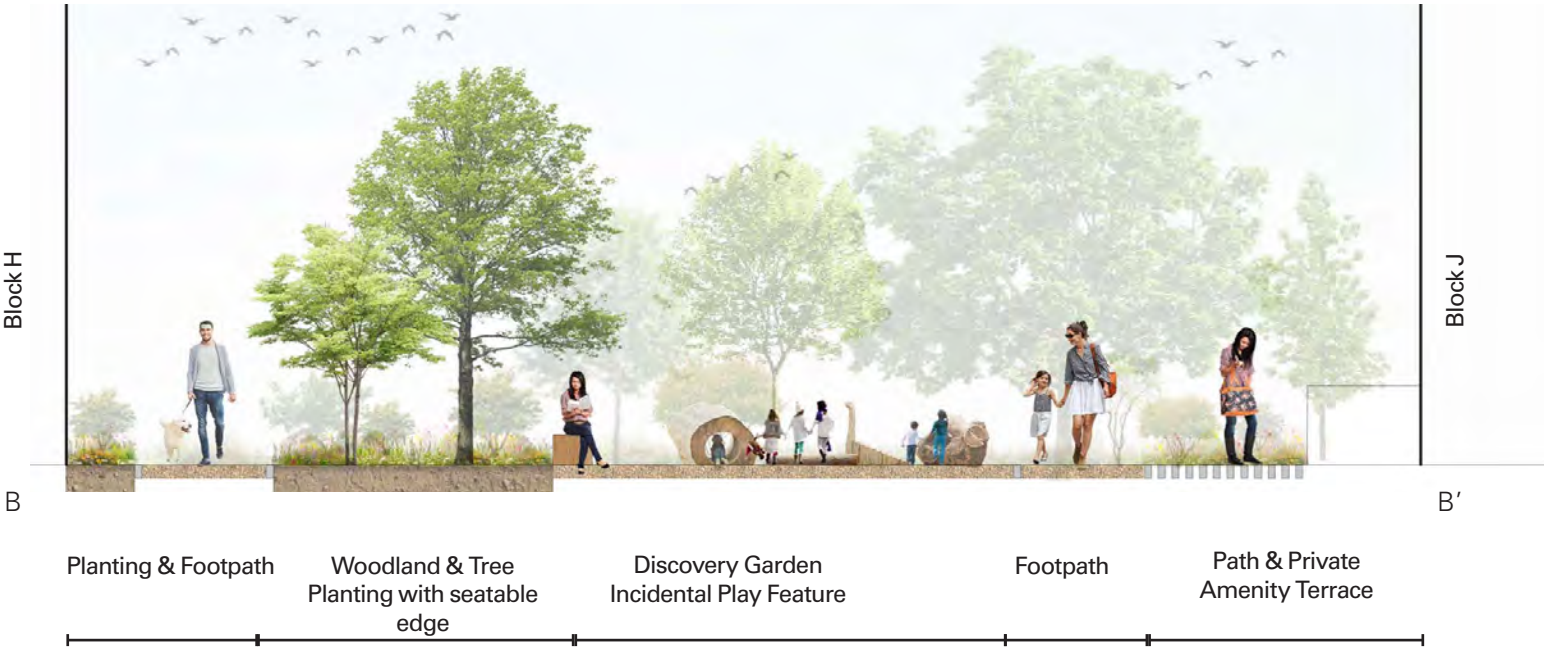


1.27 Landscape Character Areas

1.27.1 Garden Walk - Floral Walk / Discovery Garden



Section Location Plan



1.28 Landscape Character Areas

1.28.1 Garden Walk - Floral Walk / Discovery Garden



Location Plan



1.29 Landscape Character Areas

1.29.1 Garden Walk - Floral Walk / Discovery Garden



Location Plan



1.30 Landscape Character Areas

1.30.1 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

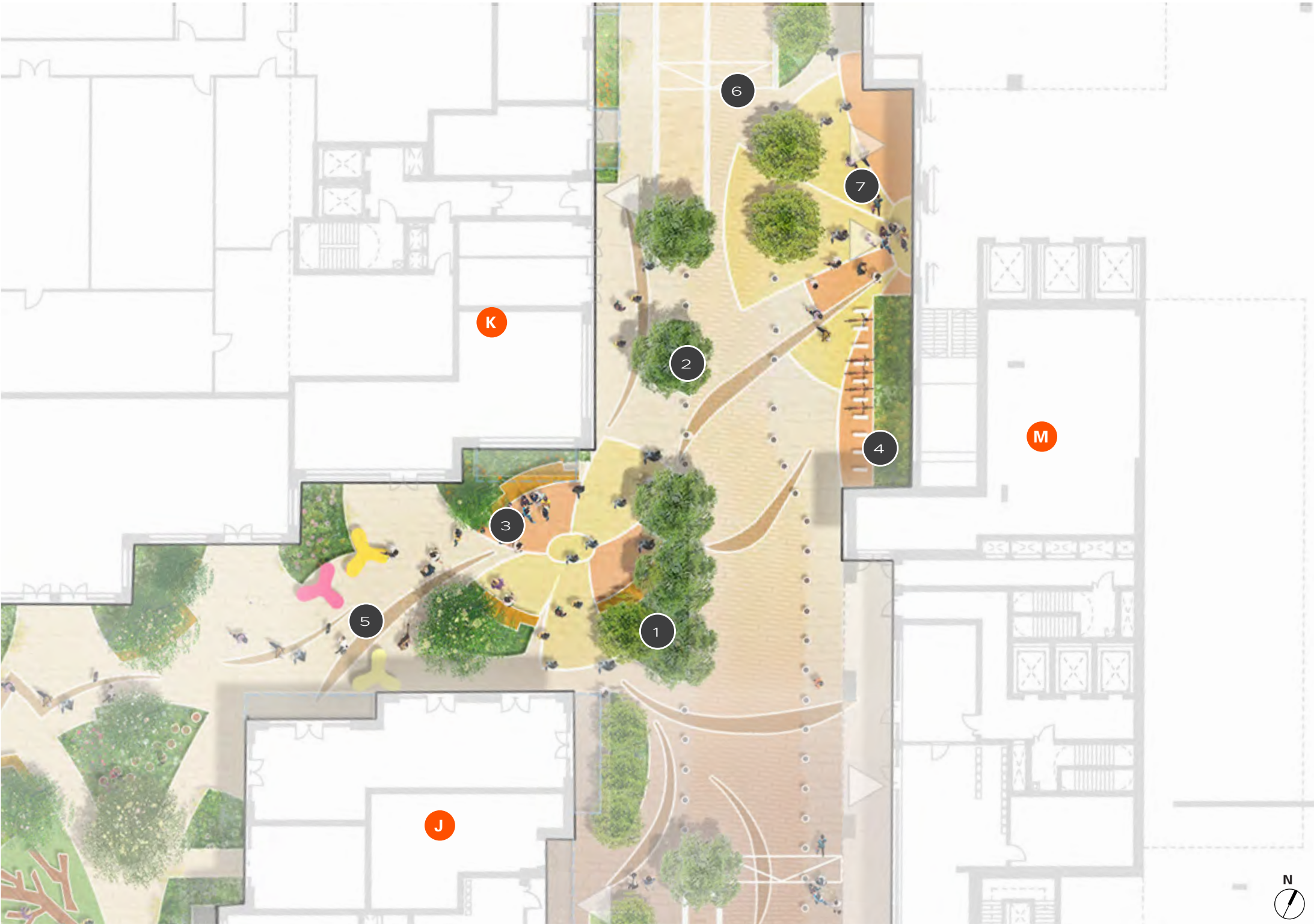
Service access
- 7

Botanical inspired designs to paving
- X

Building Name



Location Plan



1.31 Landscape Character Areas

1.31.1 Petal Plaza / Aylesham Place



Location Plan

