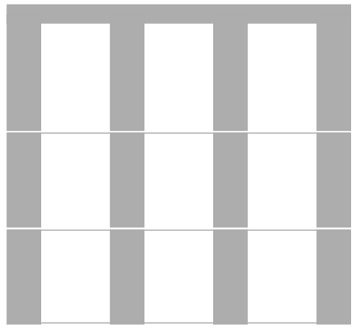
Colour palette strategy

Combined approach: Gradient and jewels



Building rhythm and expression

Context research



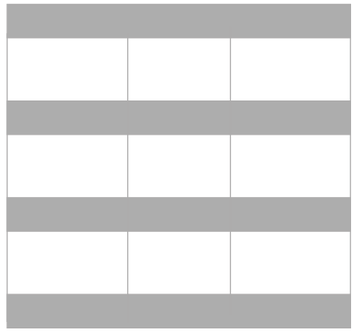
Vertical expression



Peckham McDonald



Peckham Luxor store



Horizontal expression





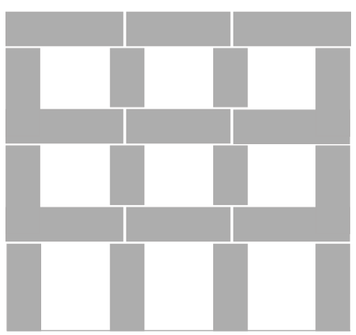
Khan’s bargains peckham



Station Arcade



North peckham civic centre



Mixed expression





Bussey Building Peckham

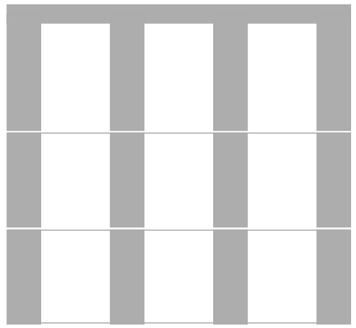




Odeon Peckham

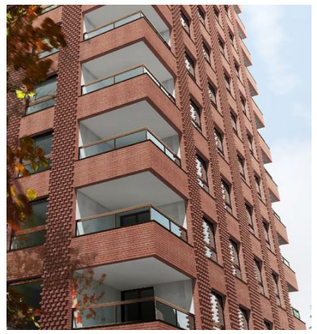
Building rhythm and expression

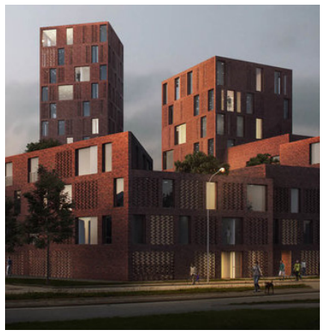
Precedents

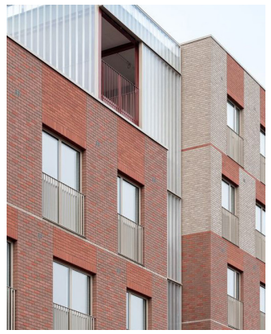


Vertical expression

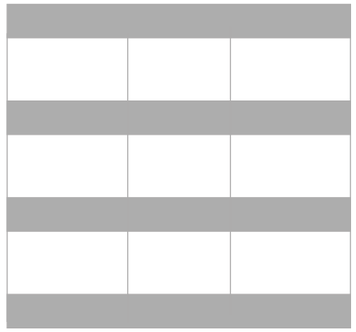




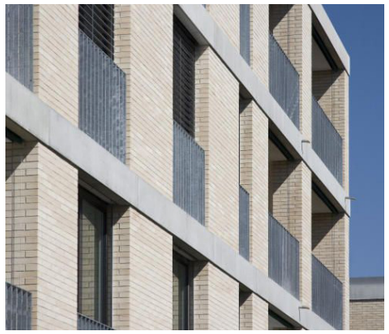


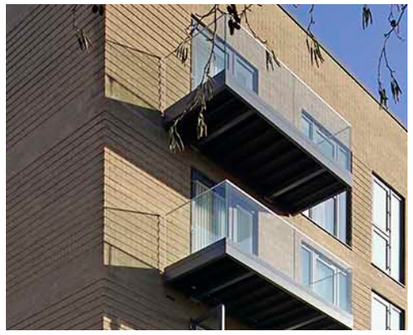


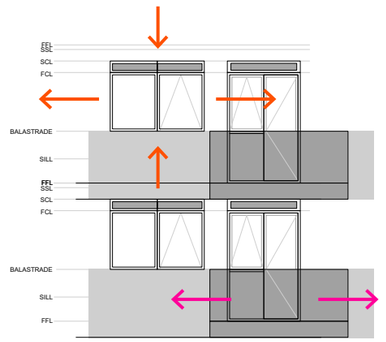
- Vertically proportioned windows or reveals
- Vertical stacking
- Change in brick colour for sill and lintel infill
- Using colour to create vertical expression



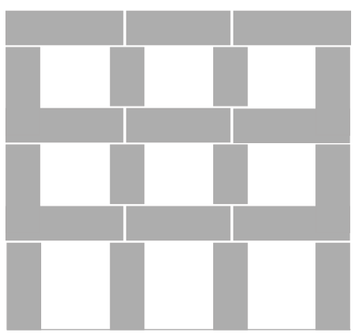
Horizontal expression



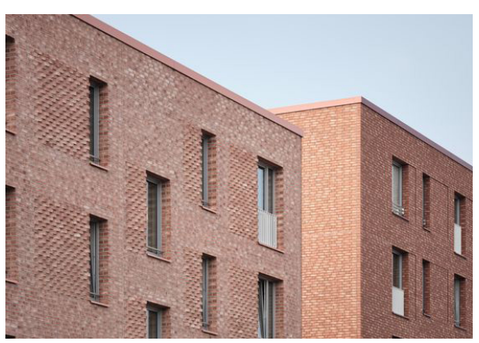




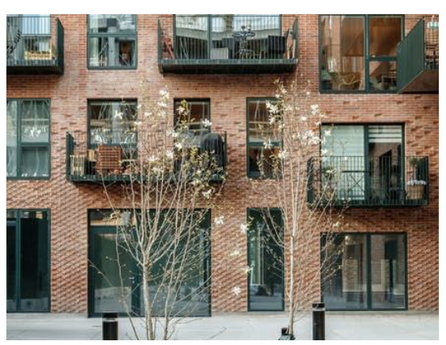
- Horizontal proportioned windows
- Solid balcony balustrades to express banding
- Create horizontal banding (colour, balconies, reveals)
- Longer balcony types



Mixed expression







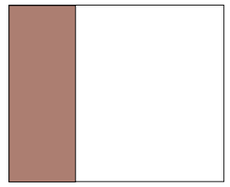
- Mix of window types - vertical and horizontal
- Staggering of windows and balconies
- Punched in windows
- Exposed lintel/ change in colour

Building rhythm and expression

Staggered windows







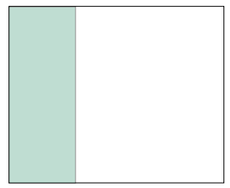


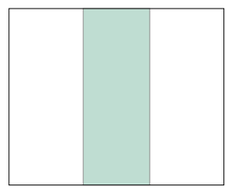


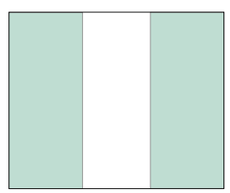
Local context:
131 Peckham
High Street

Clear structural zone





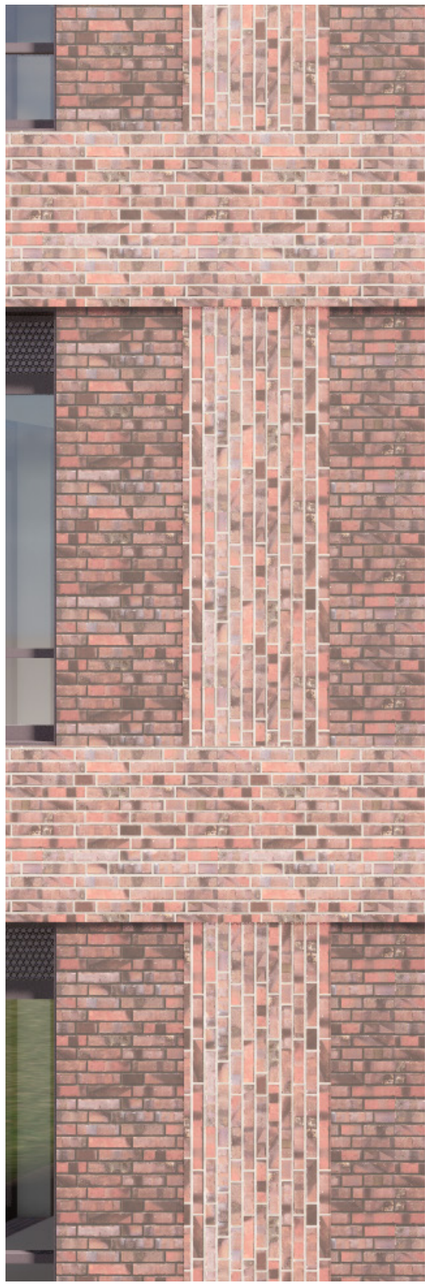




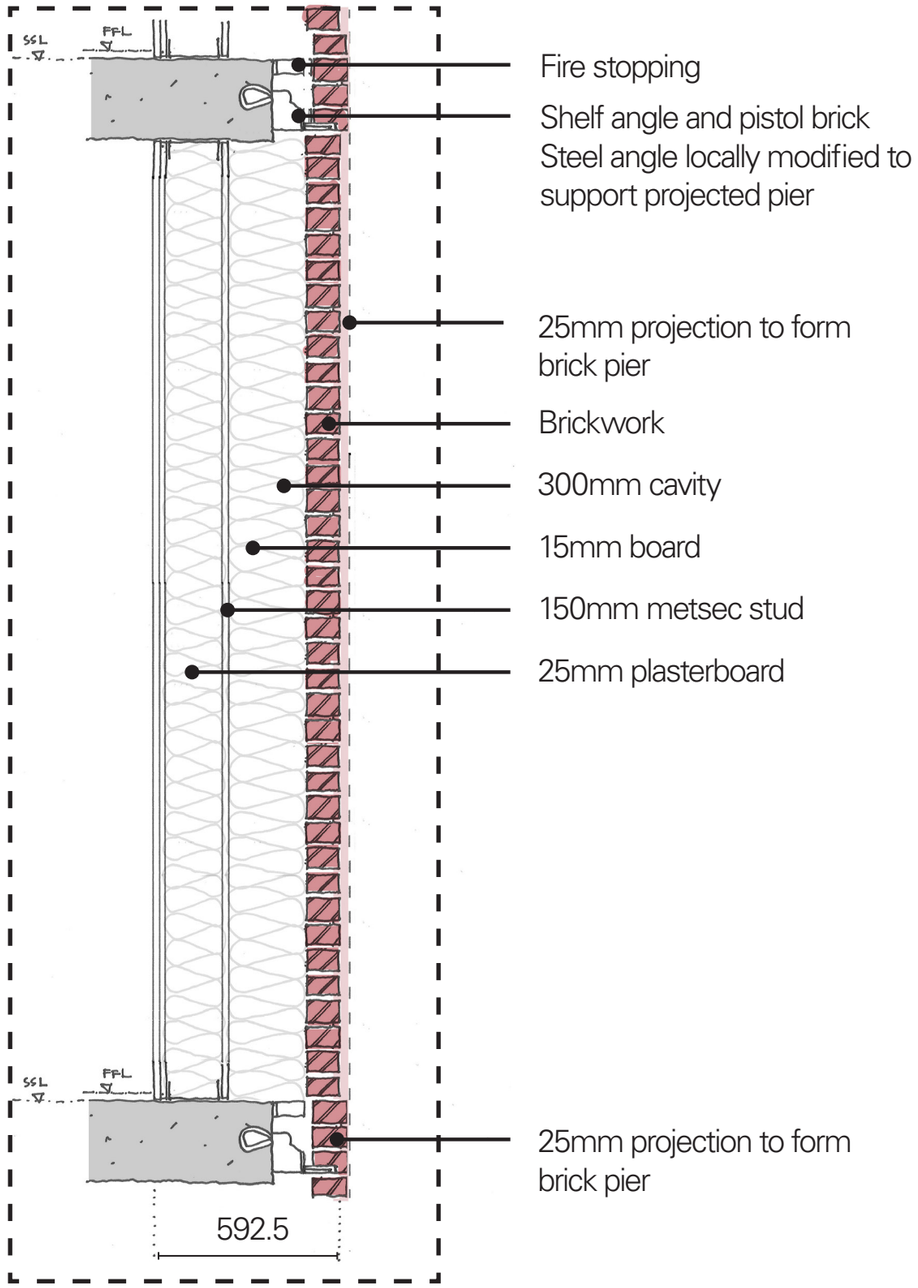
Introducing colourful
brickwork elements

Building rhythm and expression

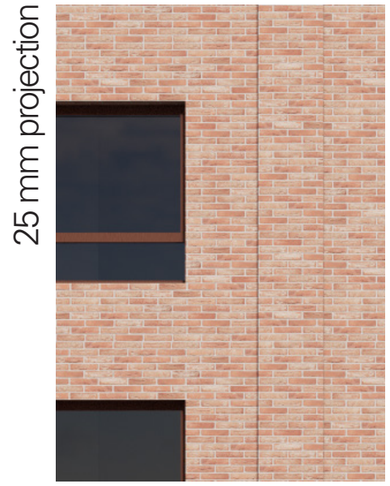
Facade articulation



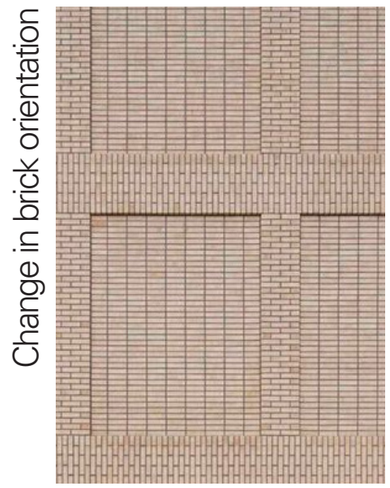
Example of brick expression



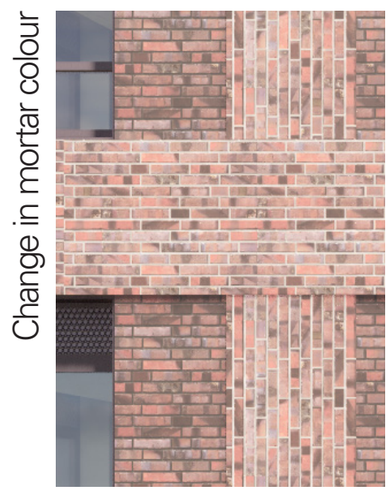
Typical detail

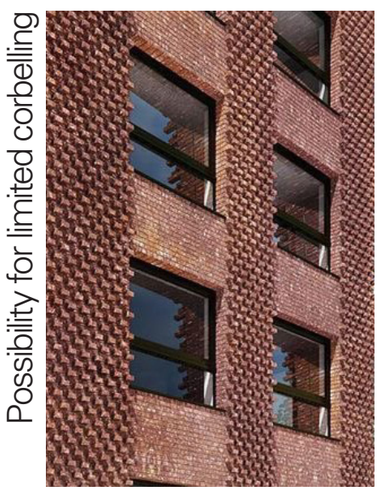






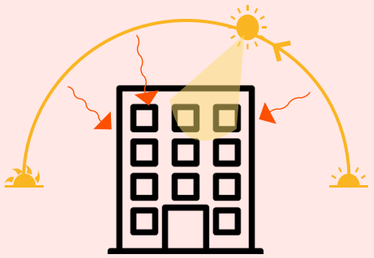






Facade strategy

Responding to technical challenges



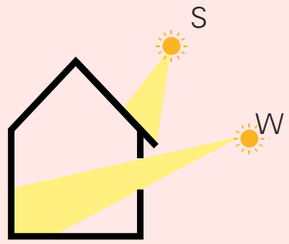
Overheating mitigation

- Deep window reveals
- Solar shading mechanisms
- Strategic balcony placement



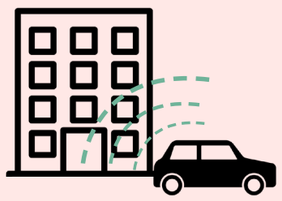
Energy efficiency

- Enhanced fabric performance through airtightness detailing
- Balancing ‘free’ winter heating solar gain with summer overheating risk



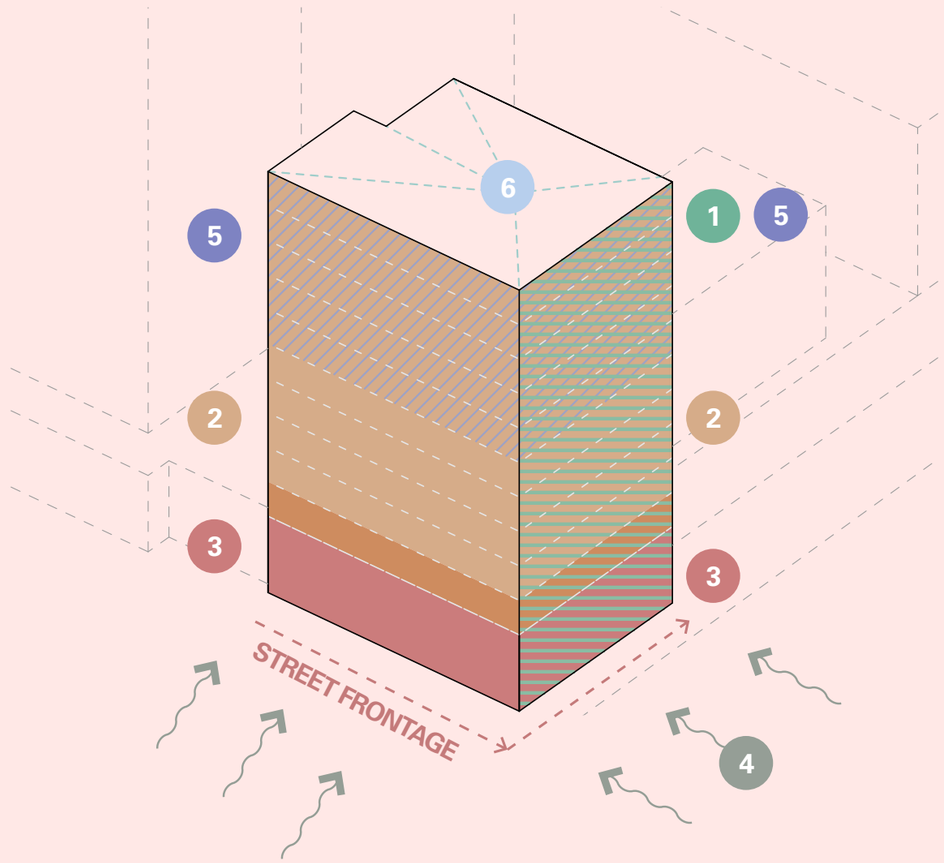
Daylight / Sunlight

- Window orientation and placement
- Glazing ratio, sizing and geometry to utilise less glazing whilst maximising daylight levels
- Balcony placement to enable maximum daylight



Acoustic consideration

- Glazing specification
- Attenuated ventilation panels
- Reduction of echo via sound dissipating internal finishes



1 Overheating mitigation

2 Overshadowing mitigation

3 Proximity to public

4 Acoustic consideration

5 Addressing height

6 Roof rhythm

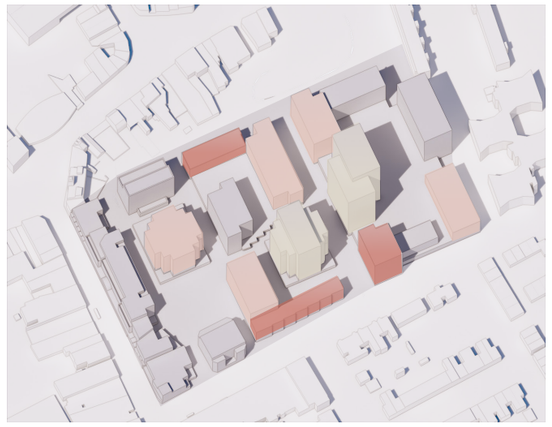
Facade strategy

Challenges overview

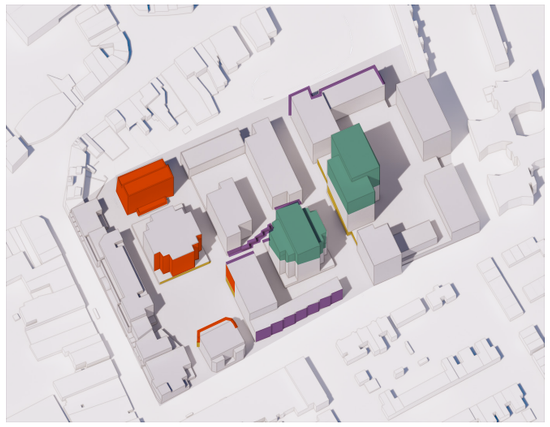
Residential Typologies

Technical considerations

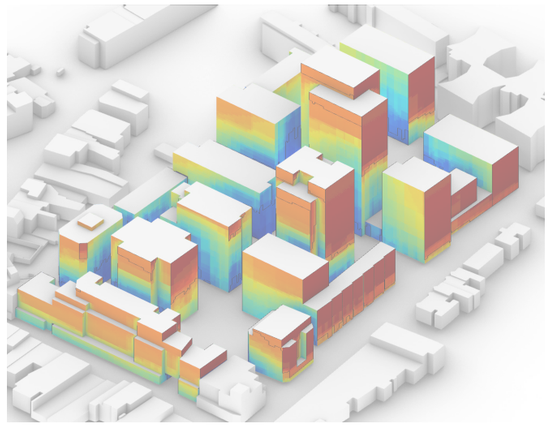
Layering approach



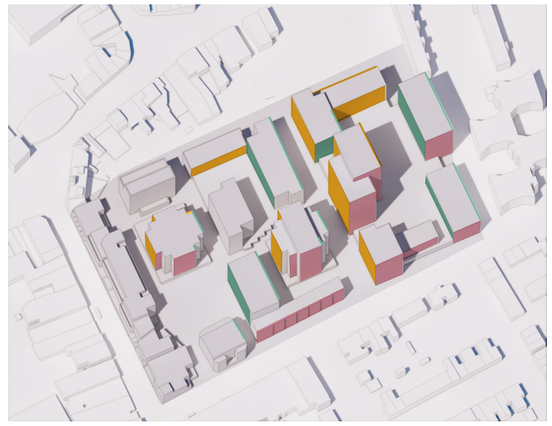
Visual mitigation



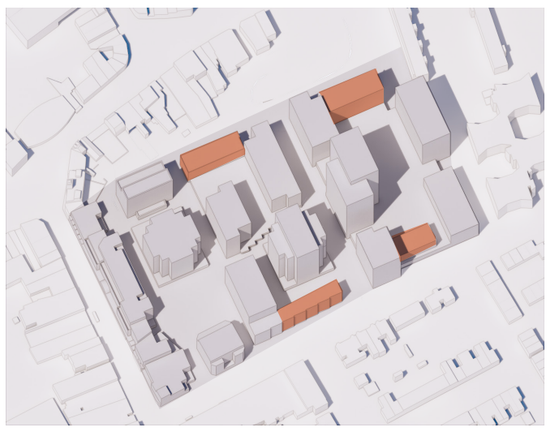
Overheating mitigation*



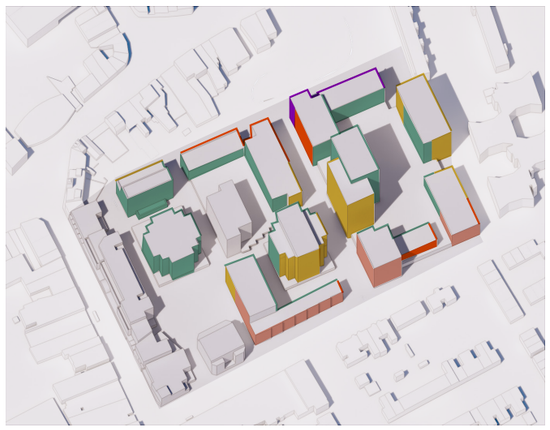
Balcony strategy



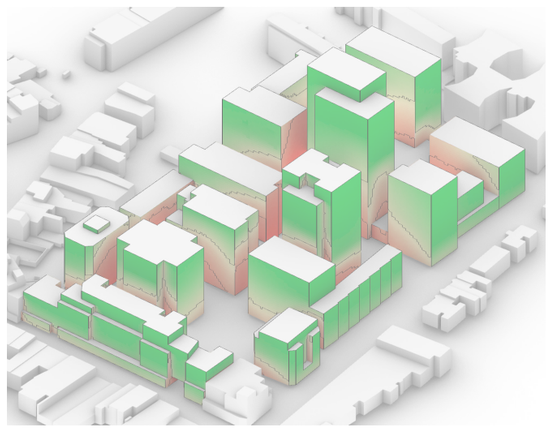
Parapet articulation



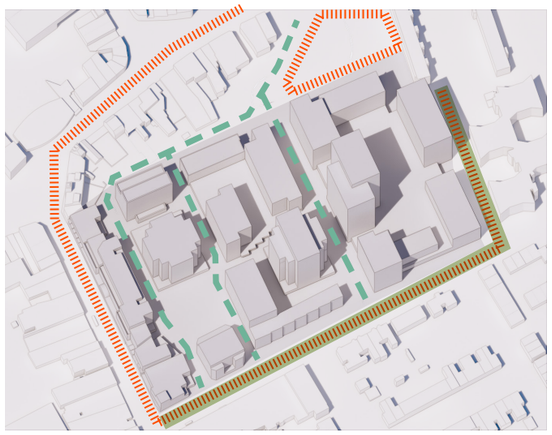
Acoustic response



Daylight/sunlight*



Site accessibility

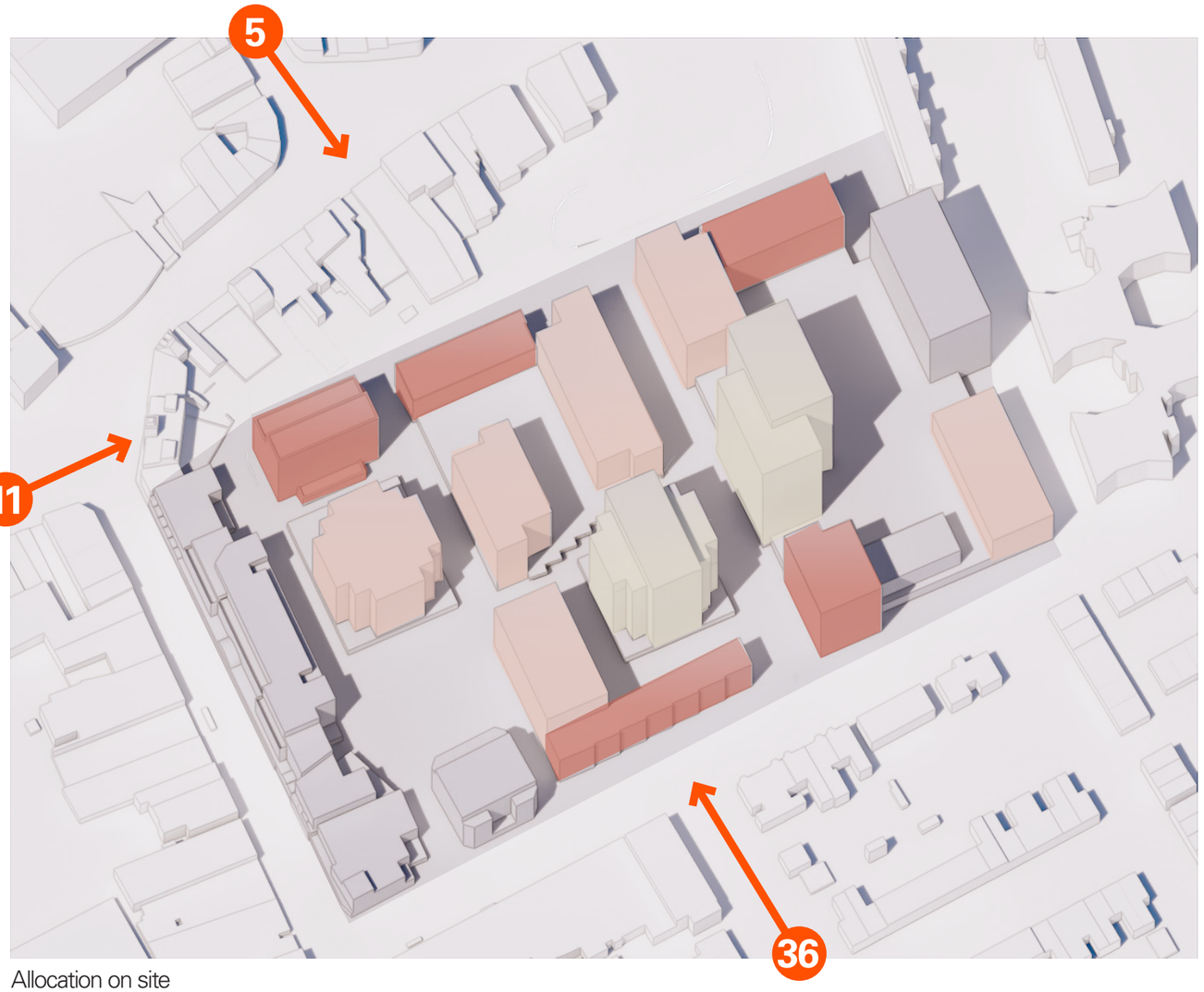


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**Internal dRMM assessment*

Residential Typologies

Layering approach



Allocation on site


View 11: Peckham High Street (Burger King)


View 5: Peckham Hill Street


View 36: Cerise Road

Careful consideration was given to compositional principles in order to diminish the development visual impact on the street scape.

Foreground

Composed of perimeter buildings, often lower in height with bold and eye-catching design.

Midground

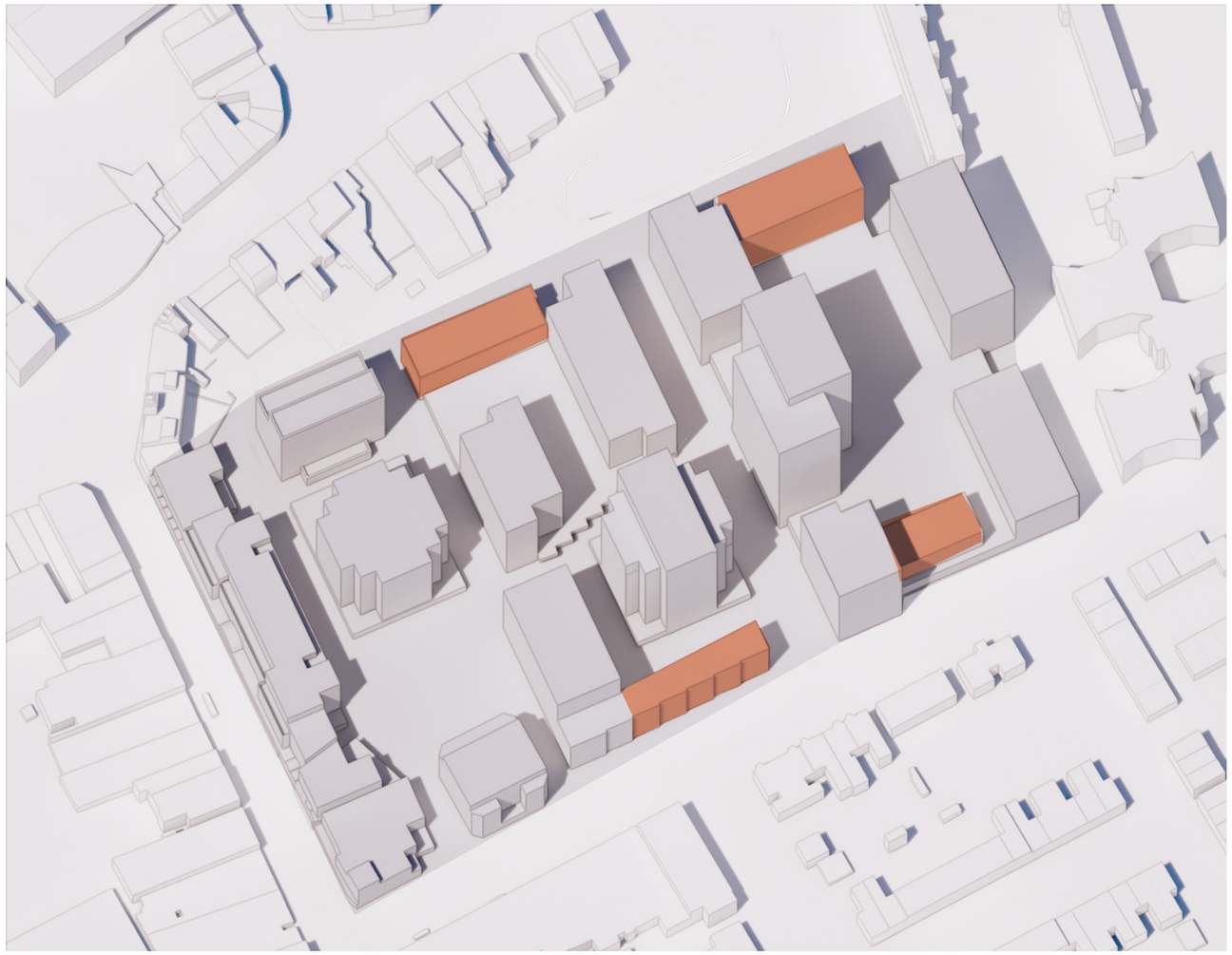
Building which frame the foreground blocks whilst extending the existing street scape through the use of local material and detailing.

Background

Point blocks designed to blend into the skyline, with instances of eye-catching colour accents.

Residential Typologies

Parapet articulation



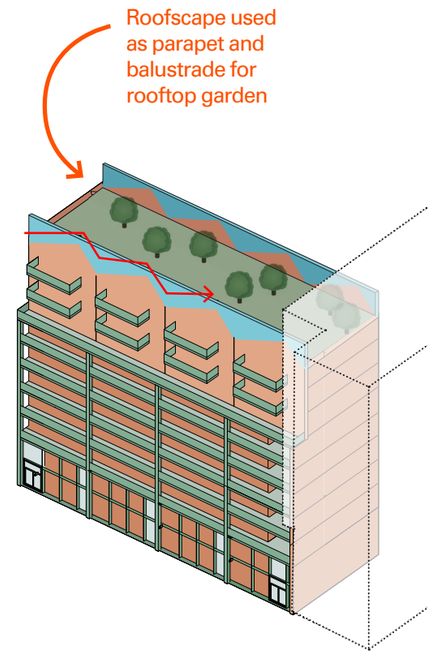
Allocation on site

Reflective of Peckham's diversity and vibrancy, a few buildings spread throughout the development have been identified to translate the notion into the built environment.

Varied roofscape

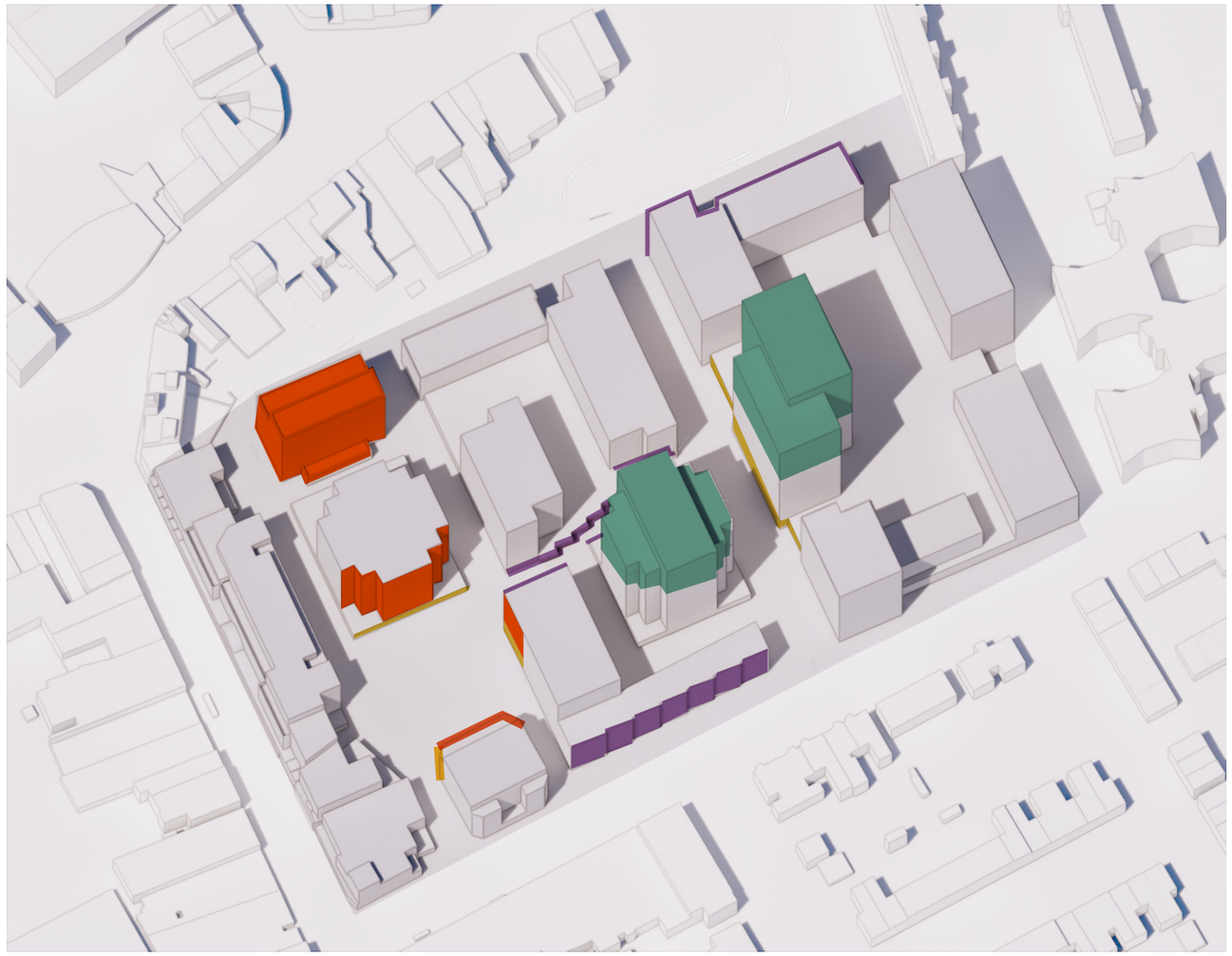
Composed of perimeter buildings, often lower in height with bold and eye-catching design.

Flat roofscape detail



Technical considerations

Visual mitigation



Allocation on site

The projects identifies key façades to prioritise with tailored decisions in order to most appropriately respond to adjacent contextual parameters.

These key site conditions include the existing Hanover Park to the south, the proposed bus depot to the north and Aylesham gardens that will run through the site.

Public Frontage

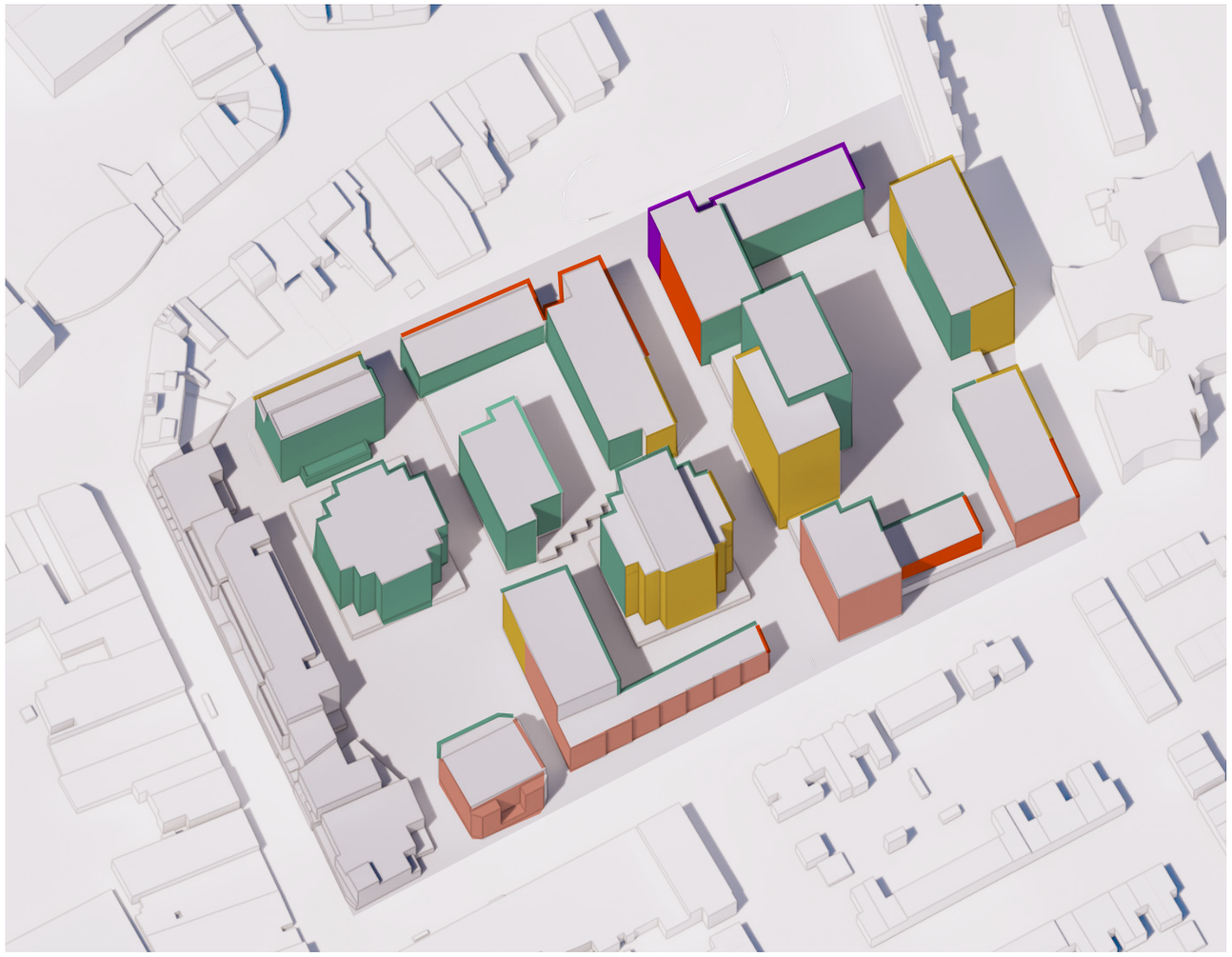
Feature Façades

Retail frontages

Height approach

Technical considerations

Acoustic response



Allocation on site

Located within a Zone 2 Town centre, the site presents a natural acoustic challenge. Through carefully set out mitigation measures, the various external acoustic environment highlighted below will be addressed utilising specific acoustic strategies to provide good quality homes.

Good acoustic environment (55 dB)

Good acoustic environment, no intervention likely needed.

Cautious of the acoustic environment (58 dB)

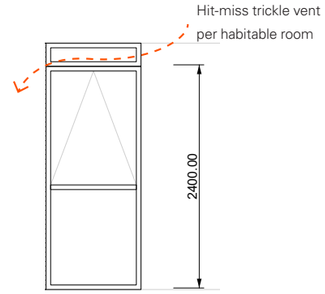
1 x 2,500mm² standard hit-miss trickle vent per habitable room, or a mechanically assisted supply & extract solution.

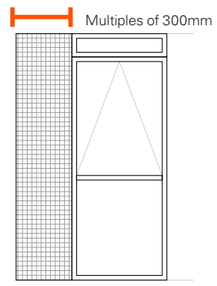
Poor acoustic environment (66 dB)

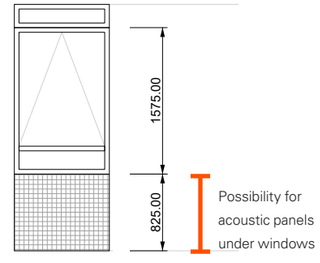
Acoustic trickle vent per habitable room, or a mechanically assisted supply & extract solution.

Very poor acoustic environment (69 dB)

Mechanical cooling likely needed.







Acoustic panel facade integration strategies in case noise levels are deemed too high to allow a bedroom window to be left open at nigh.

Technical considerations

Overheating mitigation: Understanding the risk

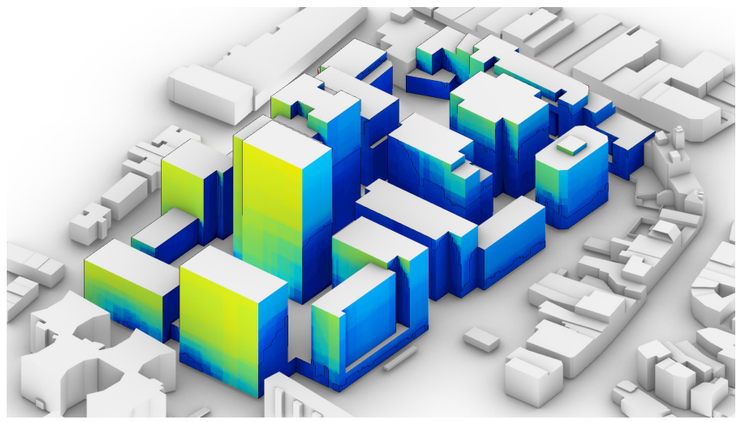
**Internal dRMM assessment*

Risk of overheating

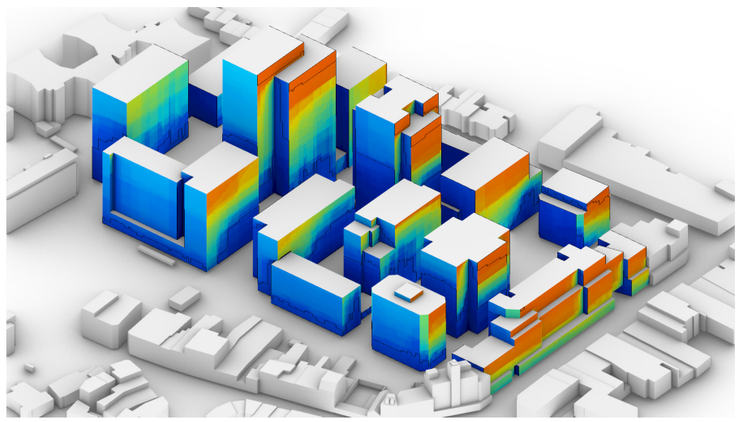
Measures the amount of solar energy falling on each point of the façade, as a yearly average. This provides a good indication of access to direct sunlight (for both daylighting and passive heating), while also identifying areas that might require special attention to avoid excessive solar loads (potentially leading to overheating).



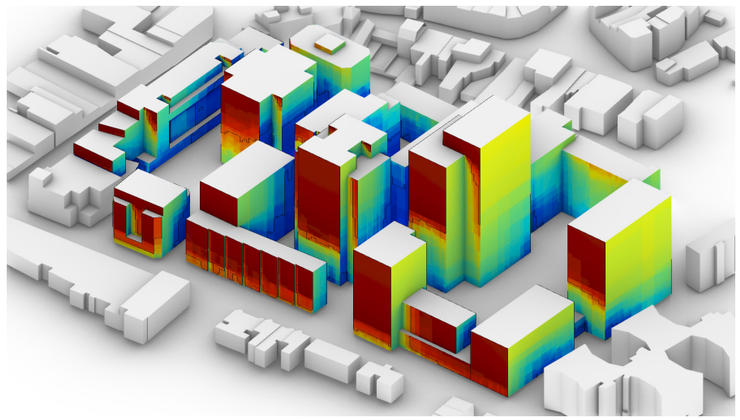
Global average = 38.9 W/m2
Risk of overheating (>80 W/m2) = 10.7%
Low sunlight access (<20 W/m2) = 31.2%



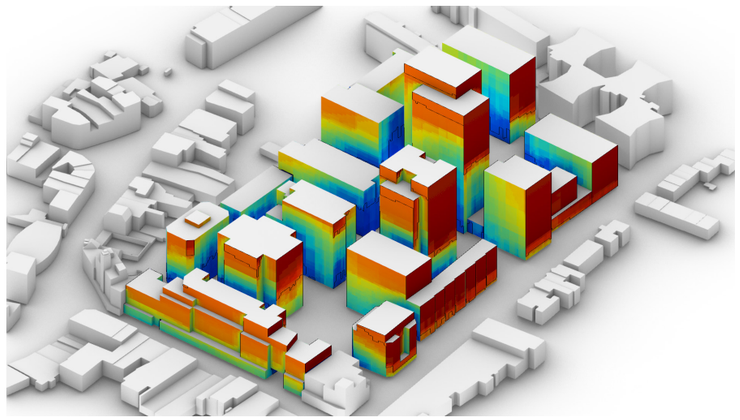
North-west



North-east



South-west



South-east

Technical considerations

Daylight/sunlight: Understanding factors

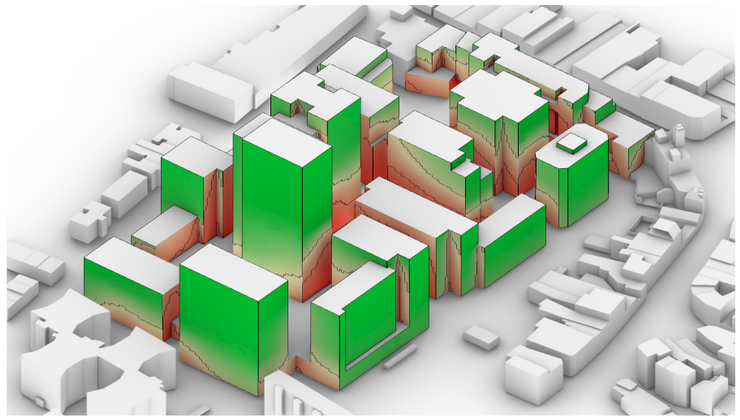
**Internal dRMM assessment*

Daylight/sunlight

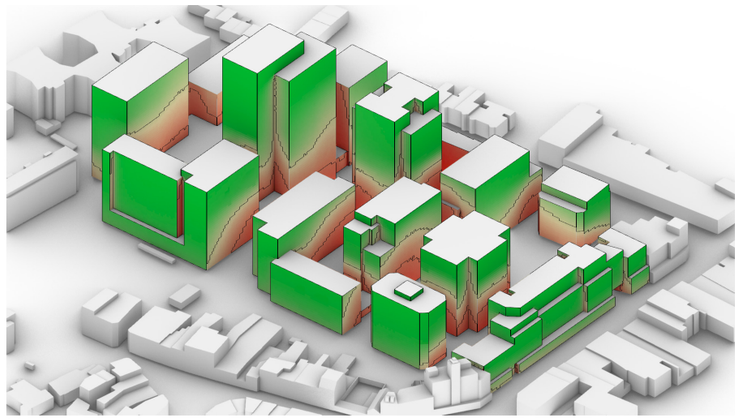
Measures the ratio of illuminance falling on a vertical surface versus that of an unobstructed overcast sky. It provides a robust initial estimate for daylight potential, feeding into design decisions such as window sizing/ placement, balconies, shading, etc. The BRE advises that VSC>27% is likely to provide good daylighting with conventional window designs, while areas with VSC<15% may require specialised designs to meet daylight targets.



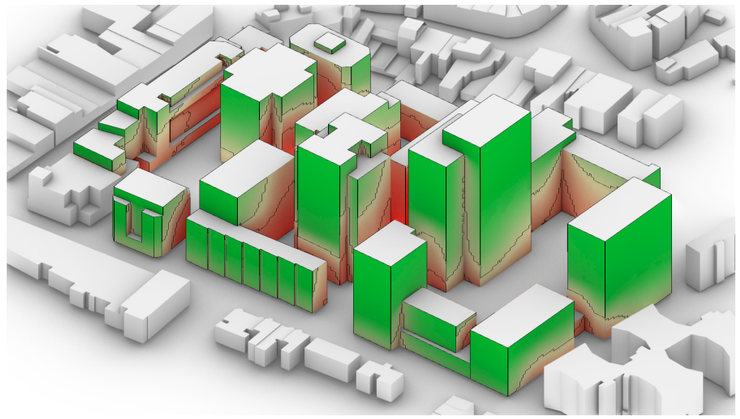
Likely good daylighting = 52.6%
Daylighting challenging = 22.8%



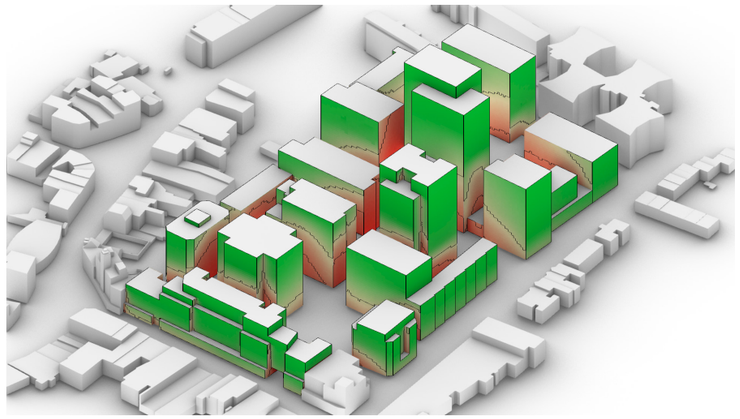
North-west



North-east



South-west



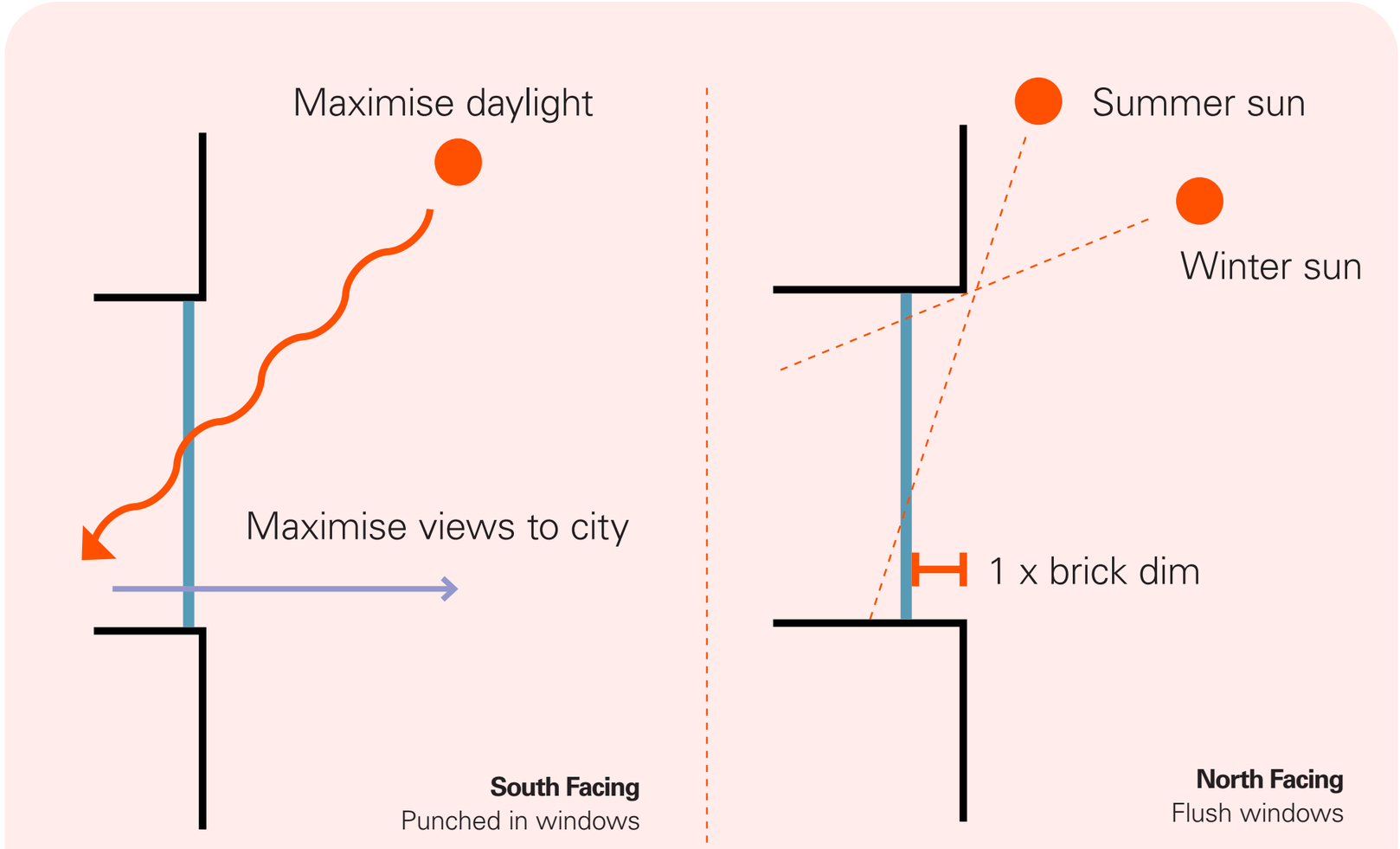
South-east

Technical considerations

Daylight/sunlight: Design approach

North-Facing Window Reveals:
Flush north-facing window design addresses the limited direct sunlight, which is exacerbated in the winter months, by reducing shading mechanisms and maximizing natural light.

South-Facing Window Reveals
Recessed south-facing window reveals aids in the provision of shade during the summer months whilst facilitating solar heat gain during colder periods by allowing sunlight to penetrate deeper into the room.

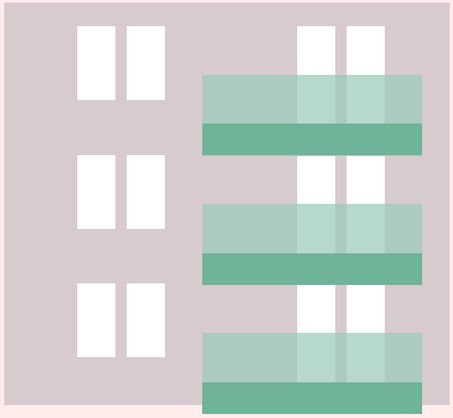


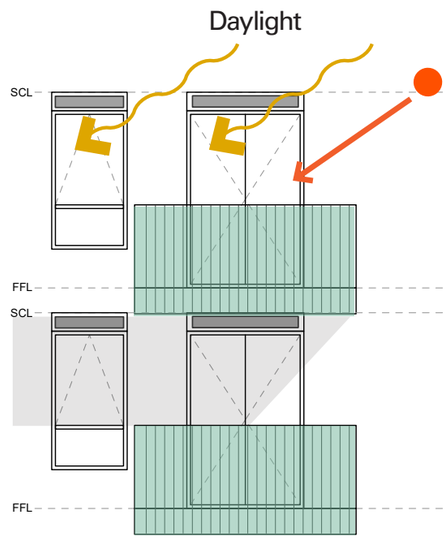
Technical considerations

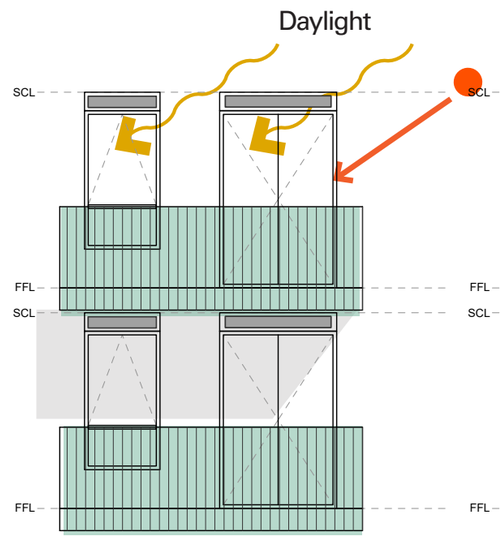
Balcony strategy

Stacked design

- Attributed to south façades
- Shading mechanism
- Reinforces elevational vertical and horizontal expression
- Aesthetic simplicity



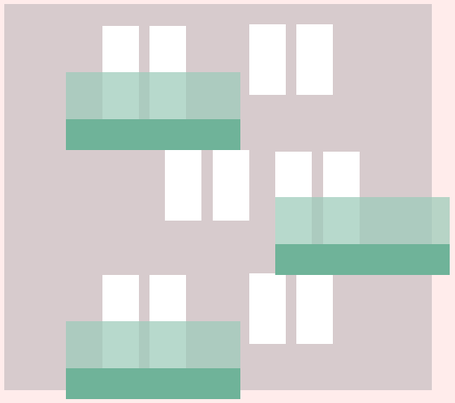


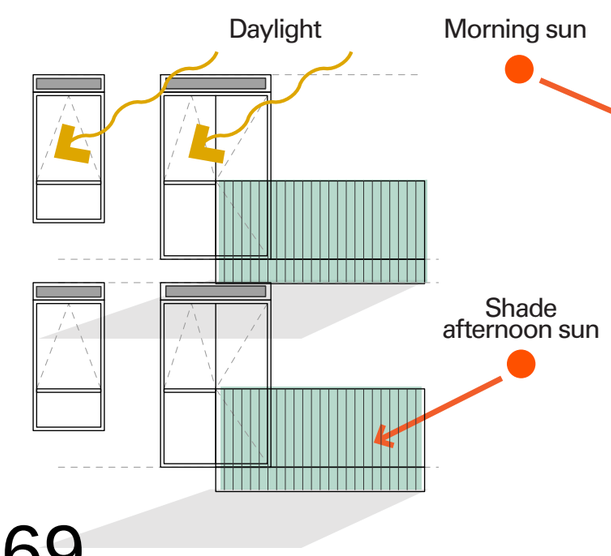


South facing approaches

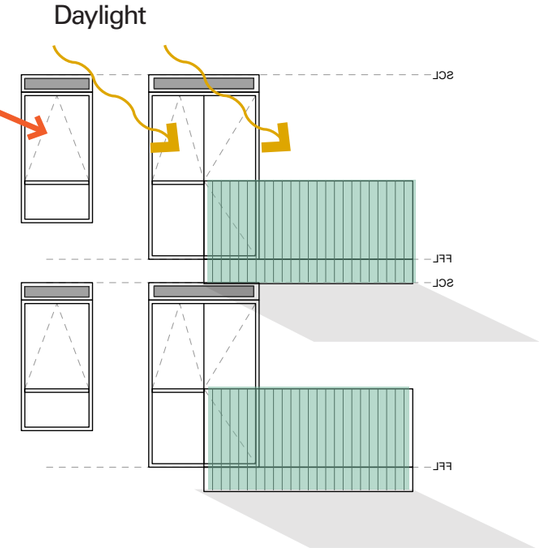
Staggered design

- Attributed to North, East or West façades
- Opportunity to provide varied shading approaches
- Strategically arranged to allow more light into living spaces
- Rhythm creation of facade generating visual interest





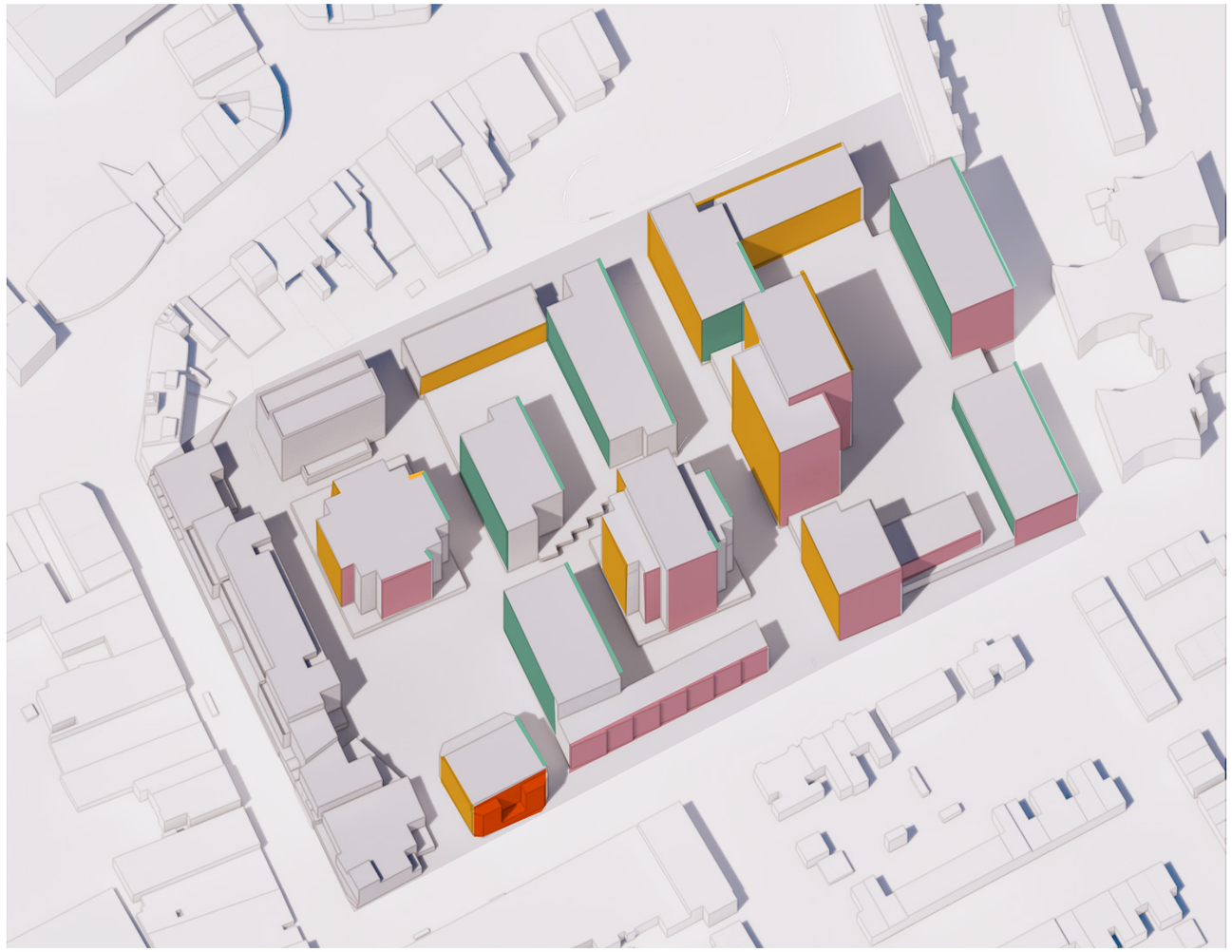
East or North facing approach



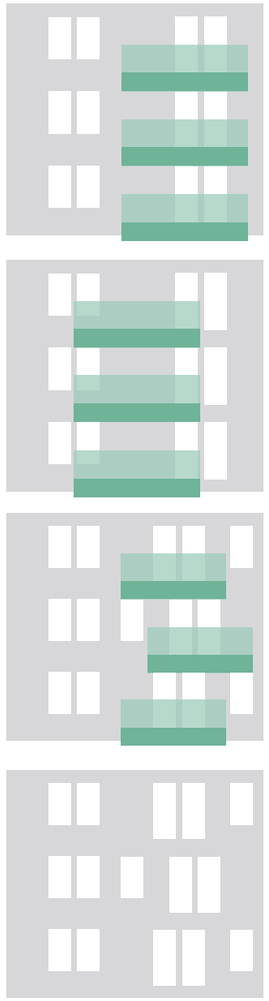
West or North facing approach

Technical considerations

Balcony strategy



Allocation on site



Stacked

Allocated to southern façades in order to mitigate overheating concerns by increasing shading provided.

Offset

Balconies carefully positioned in order to increase day and sunlight intake in response to the layout's orientation.

Staggered

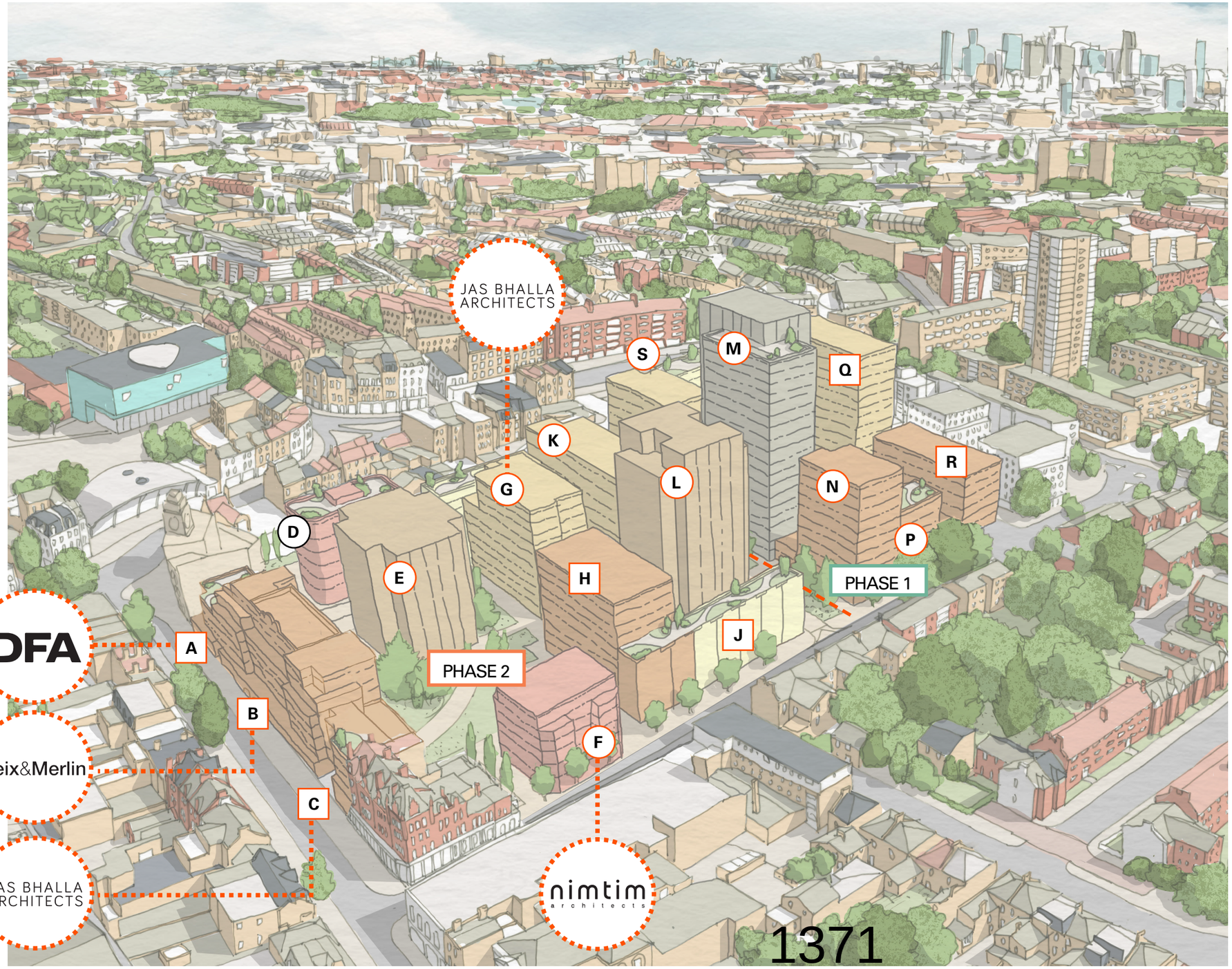
Dictated by layout principles, it is design to increase daylight intake over an extended period of time.

Avoided

Due to the lack of daylight to North facing elevations, the allocation of balconies will therefore be avoided, unless necessary.

Masterplan overview

Current design

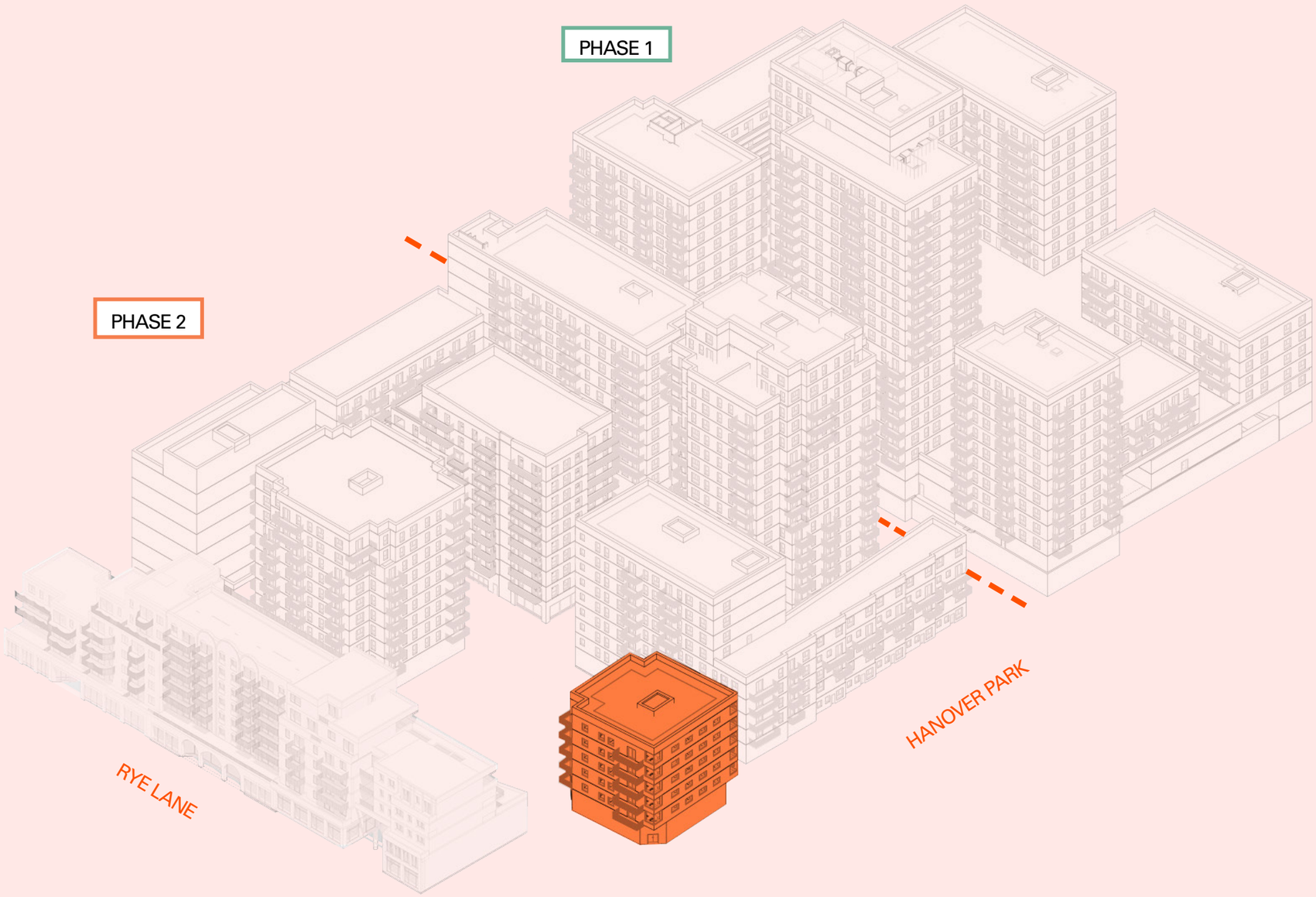


X Building name

X Building name

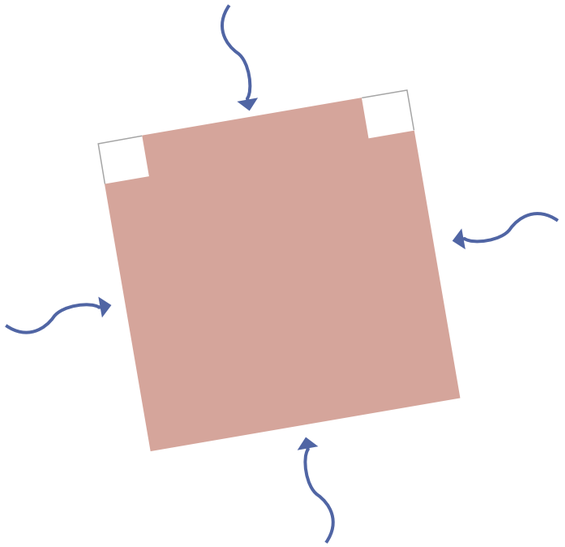
Facade strategy

Building F

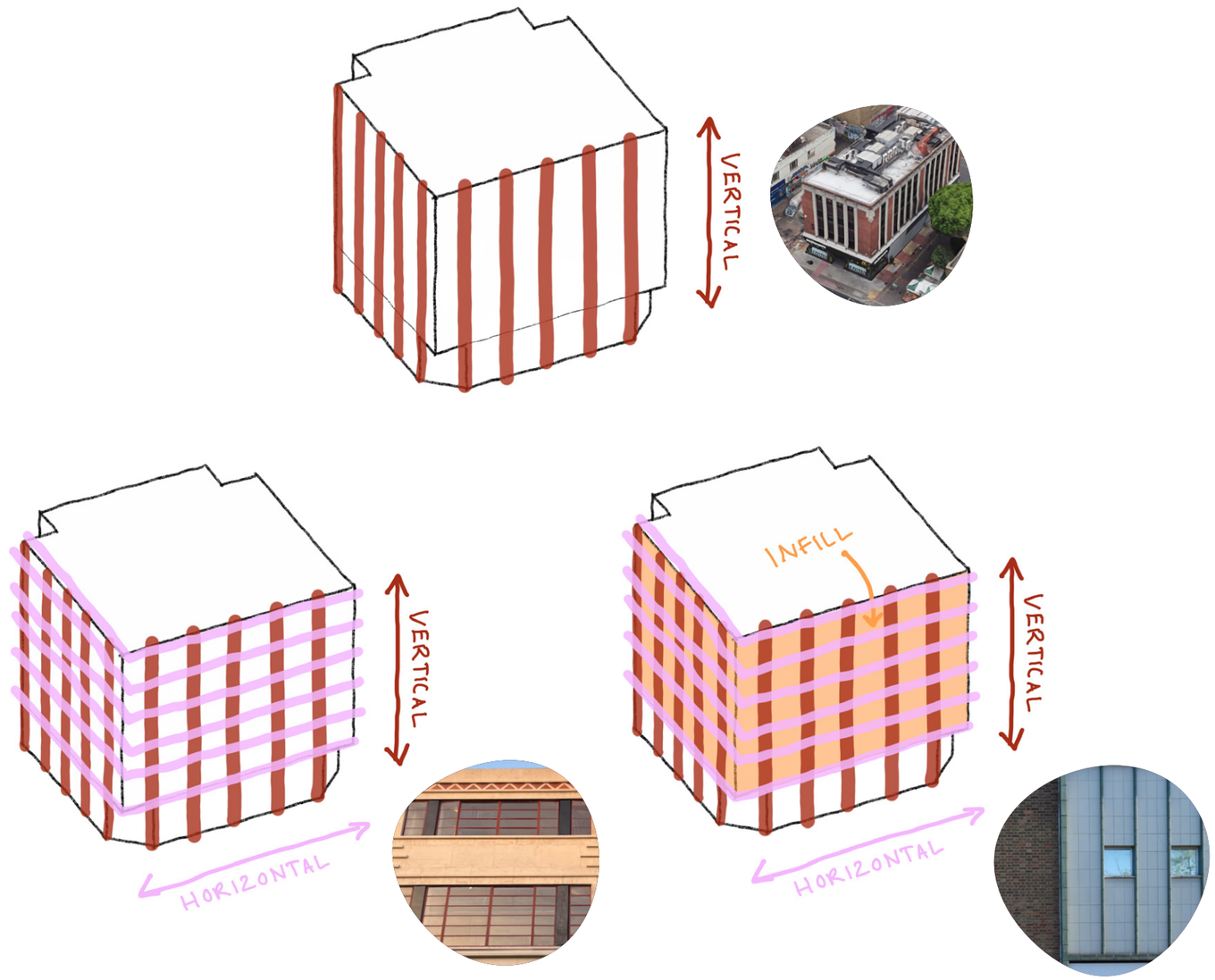


1372

facade principles

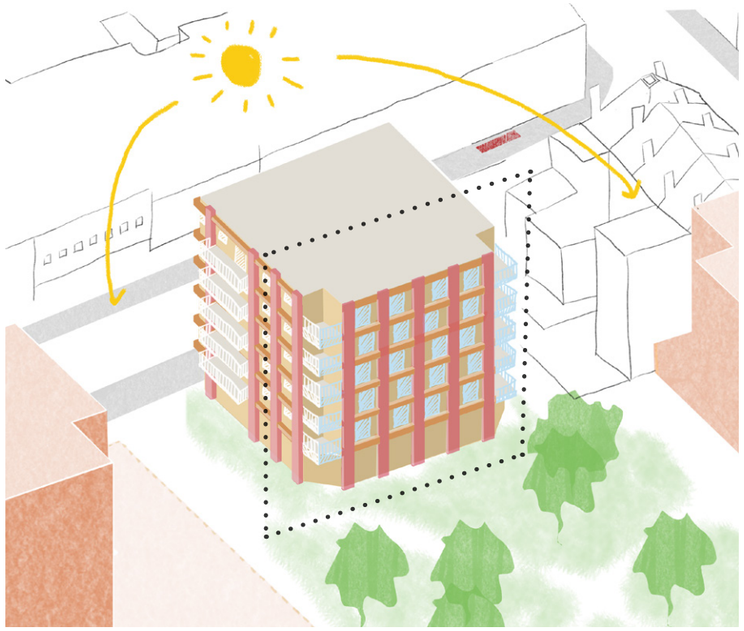


The system needs to respond to very different conditions in an efficient way



A tool kit of 3 elements sampled from Peckham

four different conditions



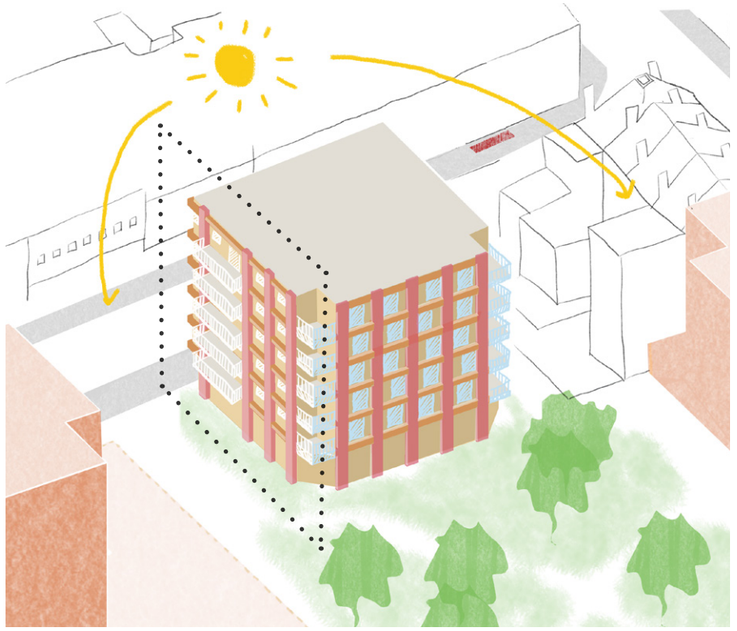
North

conditions

- north facing
- view onto the garden
- private side of the building

response

- pronounced vertical piers
- recessed bands
- larger openings to optimise light
- variation in opening position as less formal facade



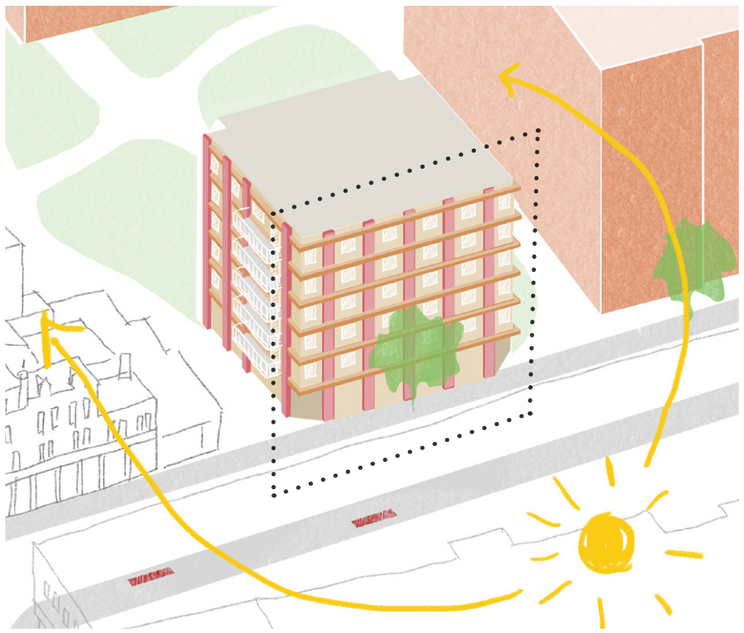
East

conditions

- facing the residential side of the street
- east facing

response

- pronounced vertical piers
- pronounced bands
- medium openings
- uniform openings



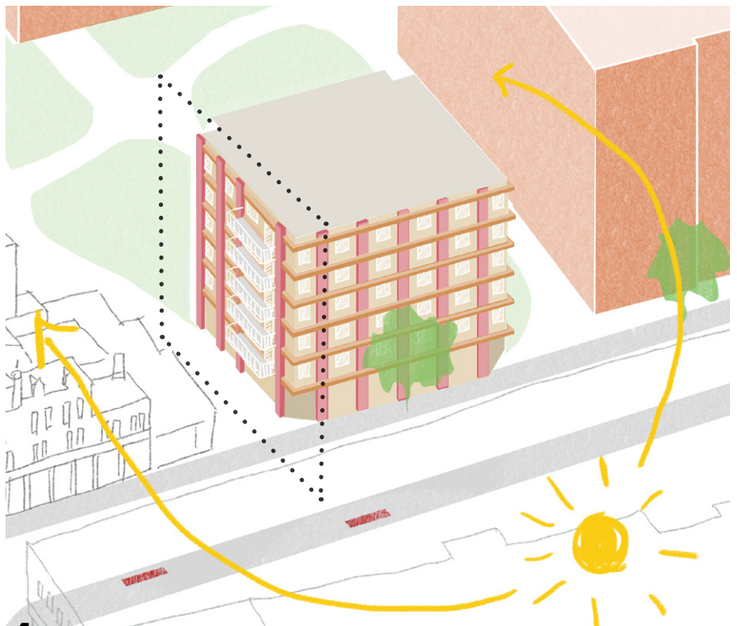
South

conditions

- south facing
- facing the street
- formal or public side of the building

response

- pronounced horizontal bands
- recessed vertical piers
- smaller uniform openings



West

conditions

- facing the commercial side of the street
- west facing

response

- pronounced vertical piers
- pronounced bands
- medium sized uniform openings

precedents articulating the 3 elements in brick



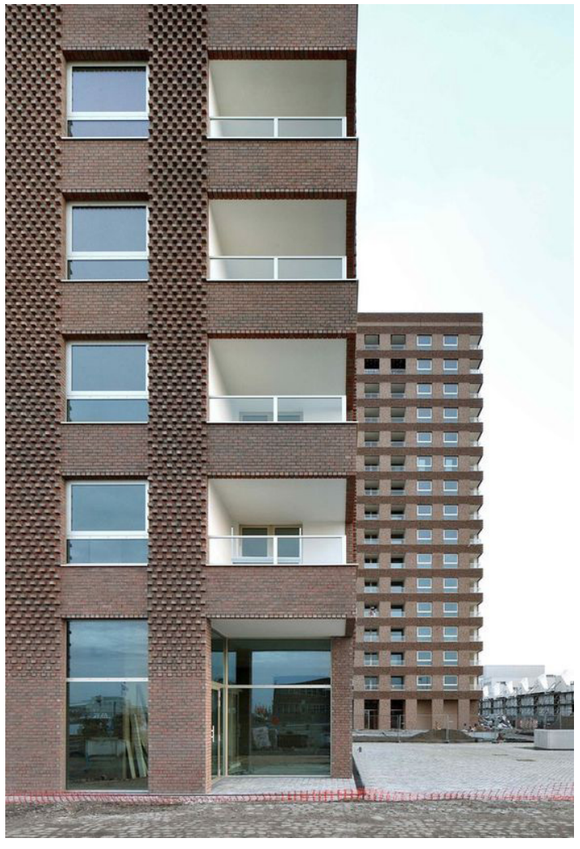
Vertical



Horizontal



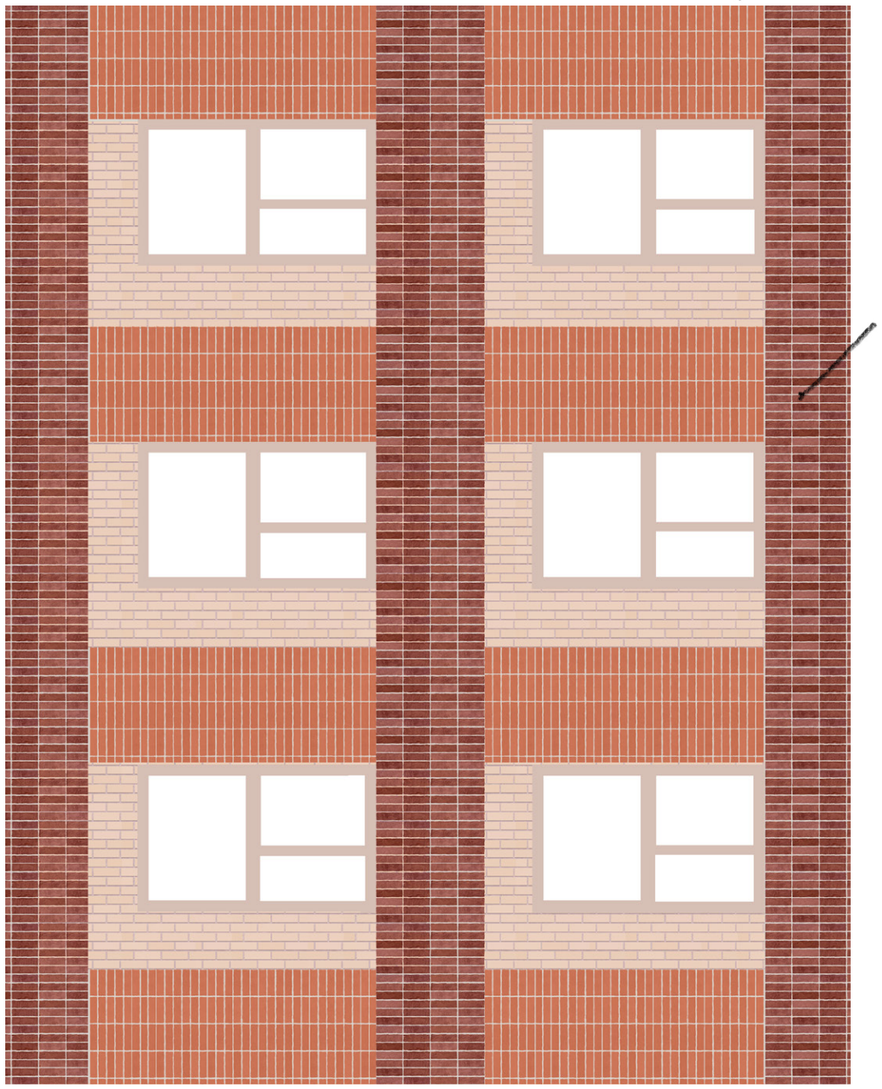
Infill



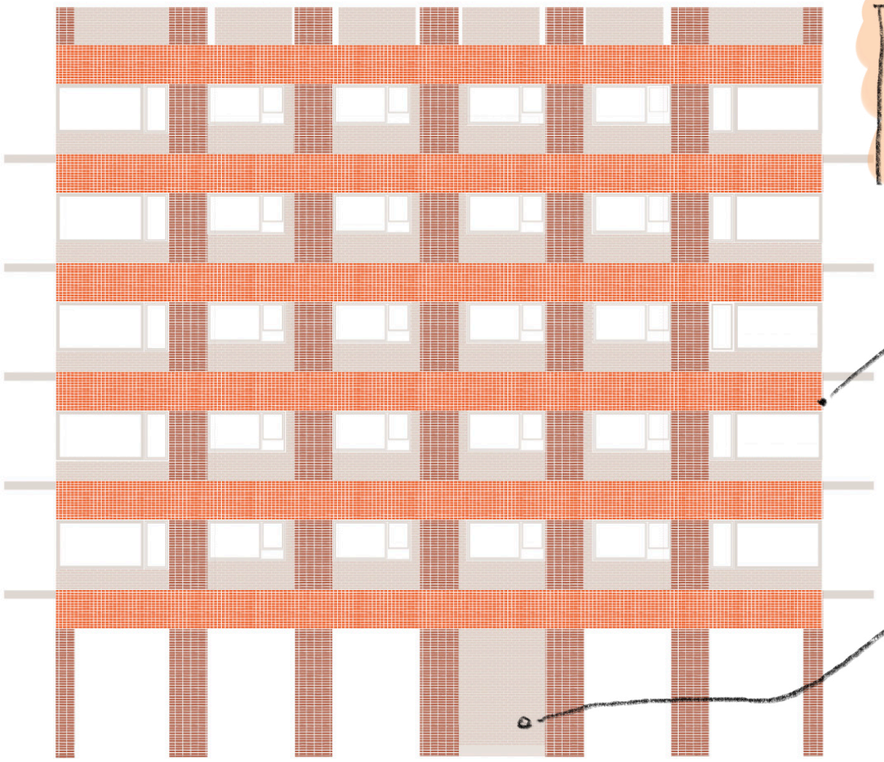


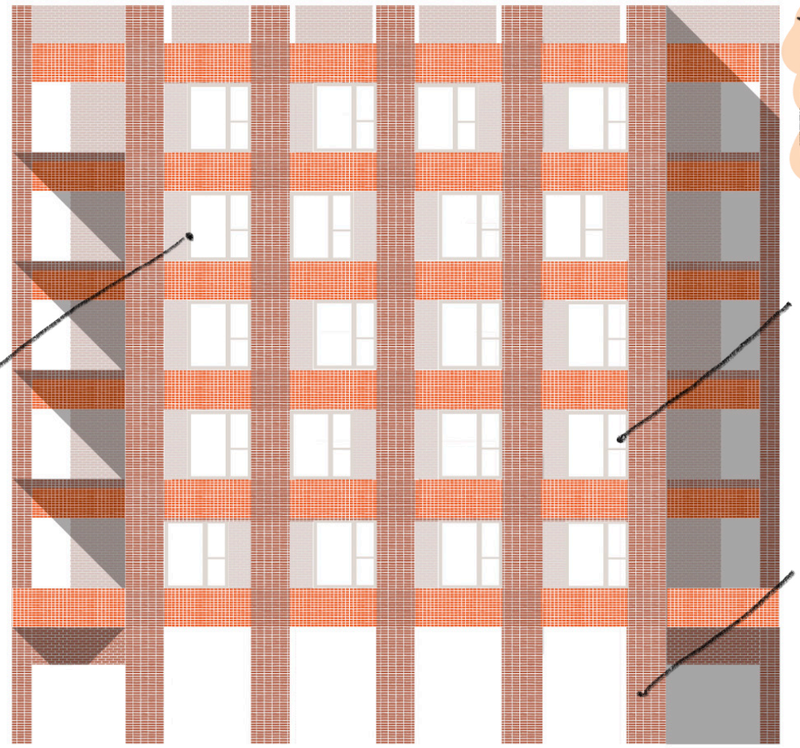


facade testing in brick

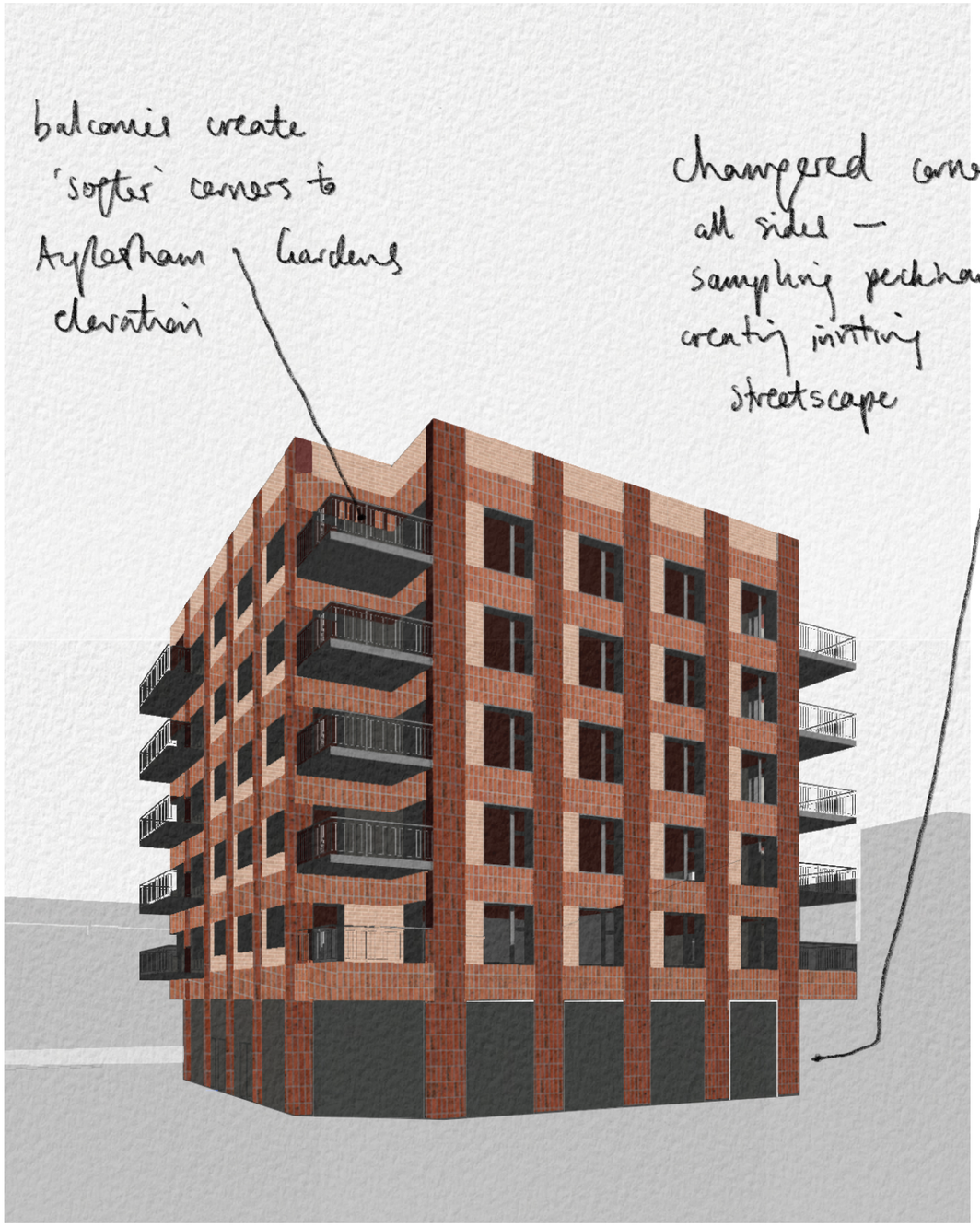


bay study testing

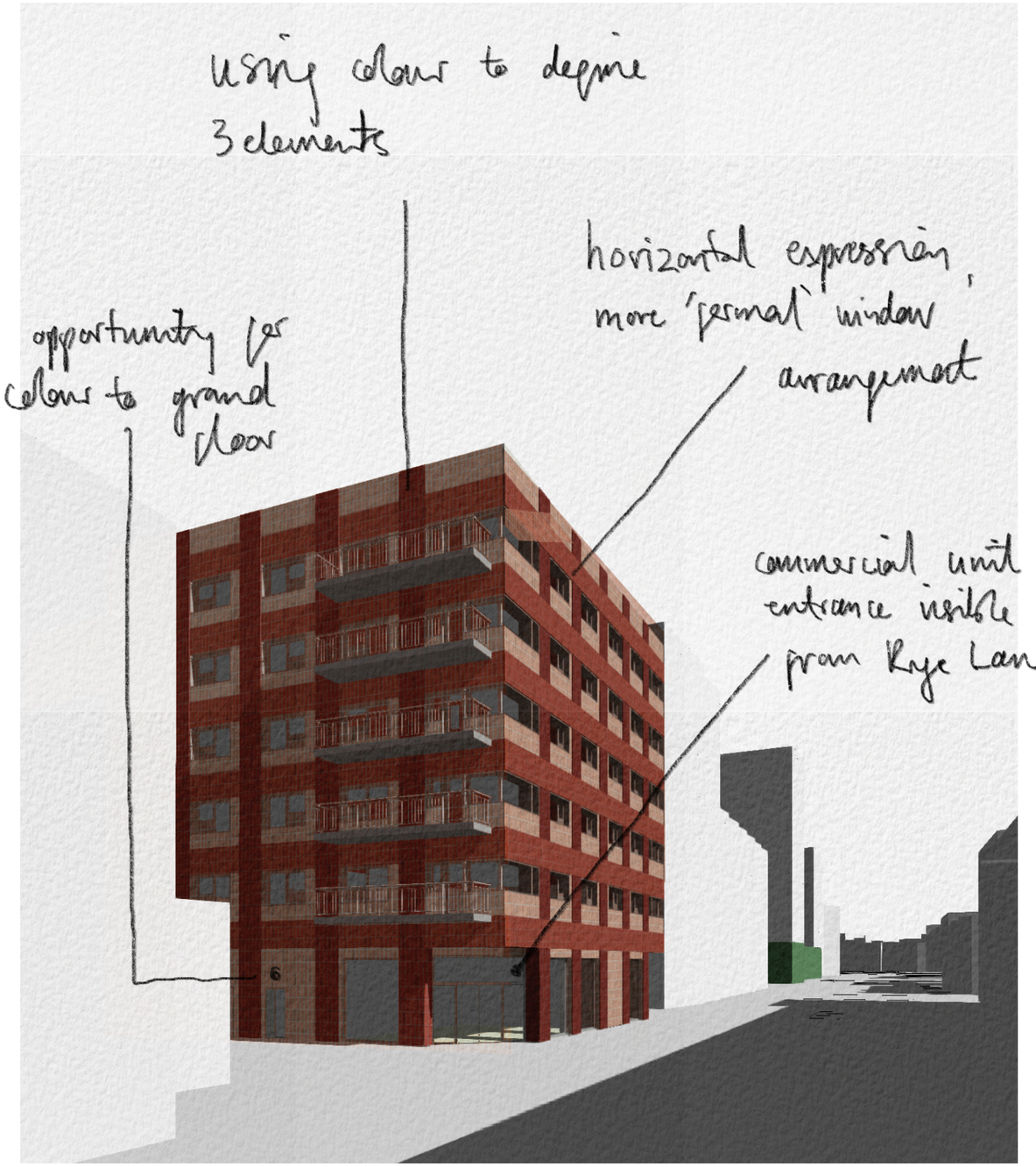




testing townscape views



north elevation — Aylesham Gardens

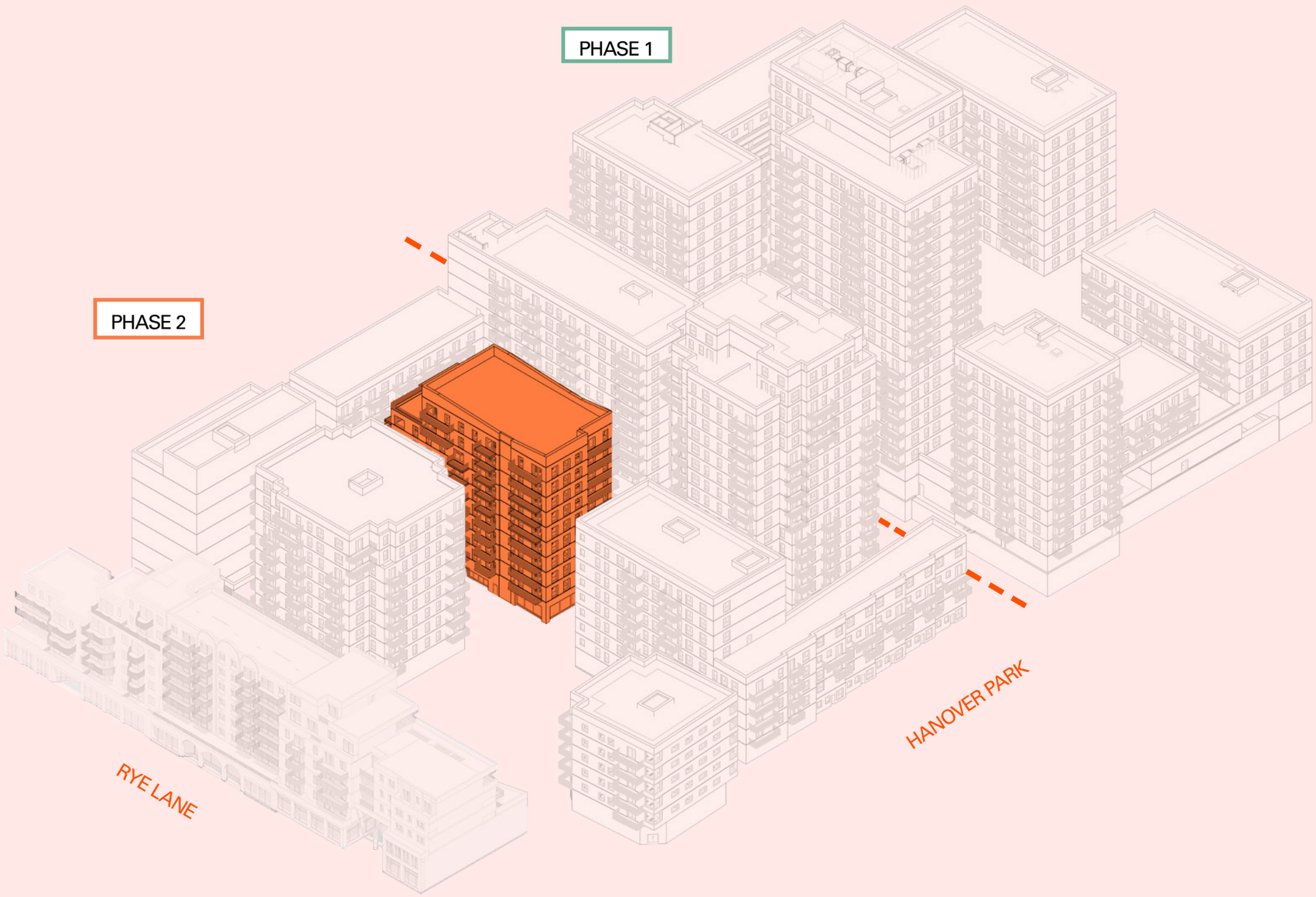


south elevation — Hanover Park

Facade strategy

Building G

JAS BHALLA ARCHITECTS



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1.0 Massing
1.1 Design Development



Internal Mansion Block

View form Rye Lane, acting as internal marker

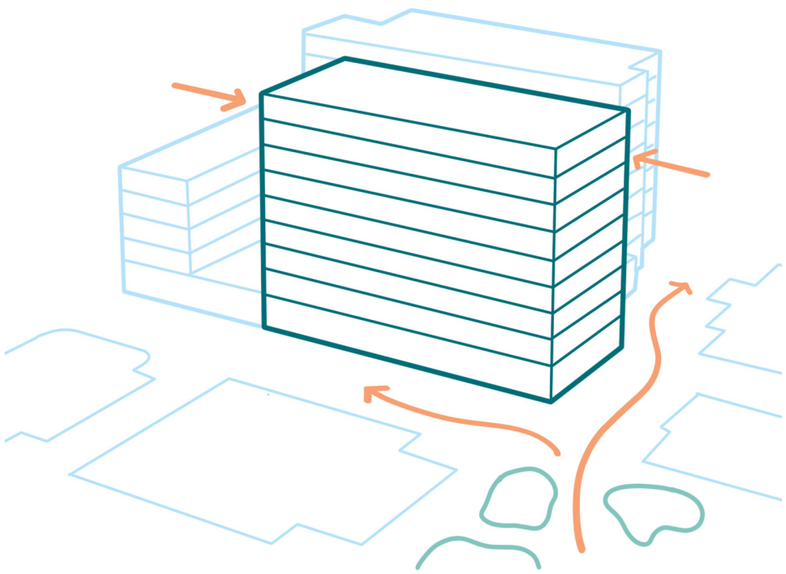
Key Views and Approach

Views from approach form Park Hill, High Street and Rye Lane

Prominent Corner Profiles

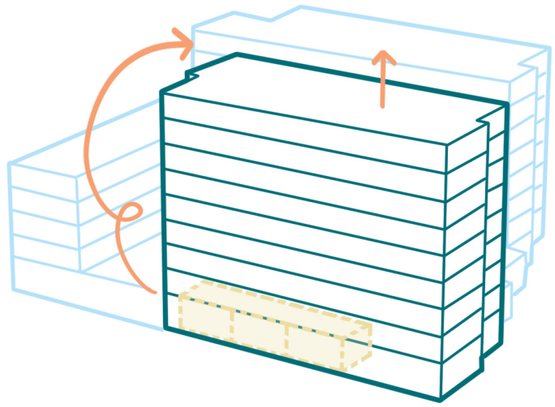
Highlighting the importance of the Corners and North and South Facade

1379



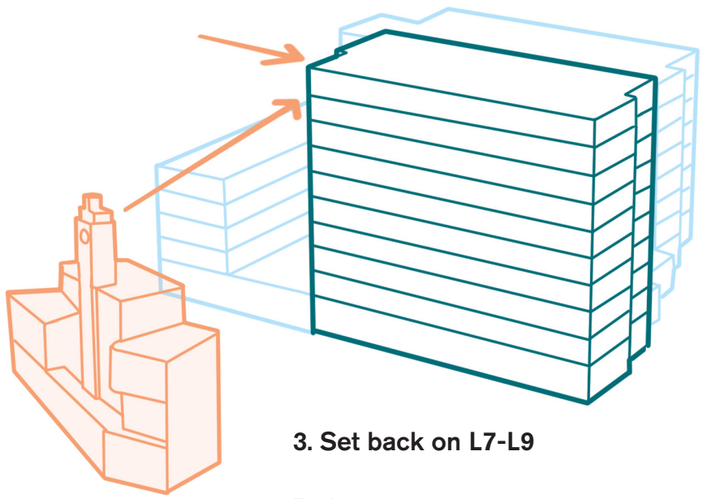
1. Split Massing

Breaking down the massing along Key Route to create visual interest and articulation on north and south façades



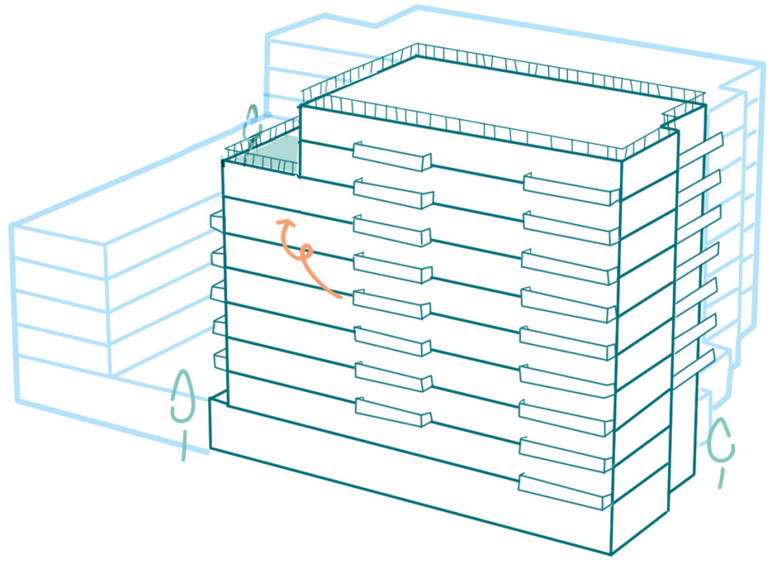
2. Creating Interest Top

Remove residential on L00



3. Set back on L7-L9

Reduction in massing creates a positive relationship between the building and heritage buildings.

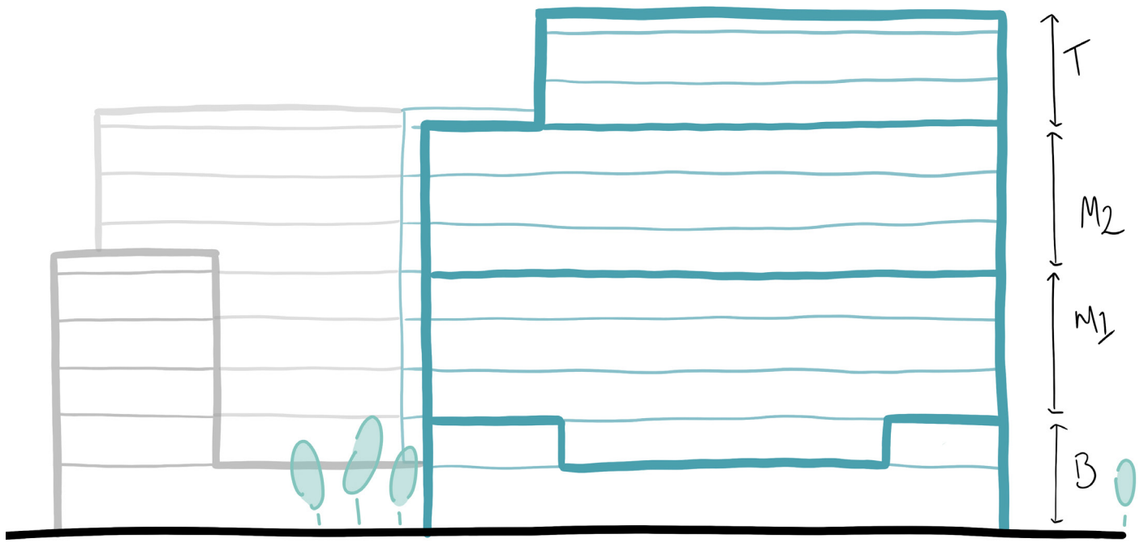


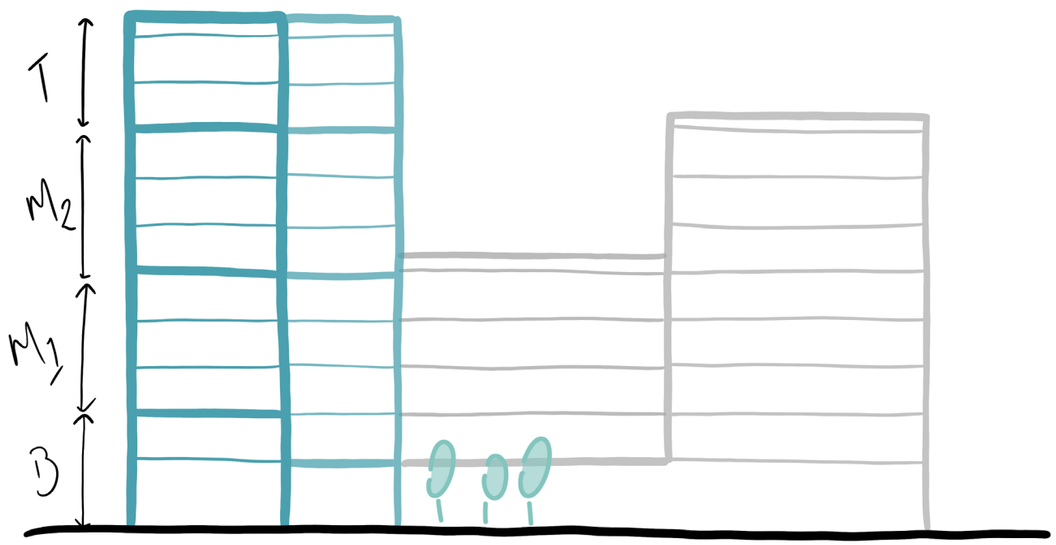
4. Create Social Amenity

Provide communal terraces for residents with key views north to the city, allowing for smaller balconies on the west elevation and a reduction in massing.

2.0 **Facade Design**

2.1 Design Strategy

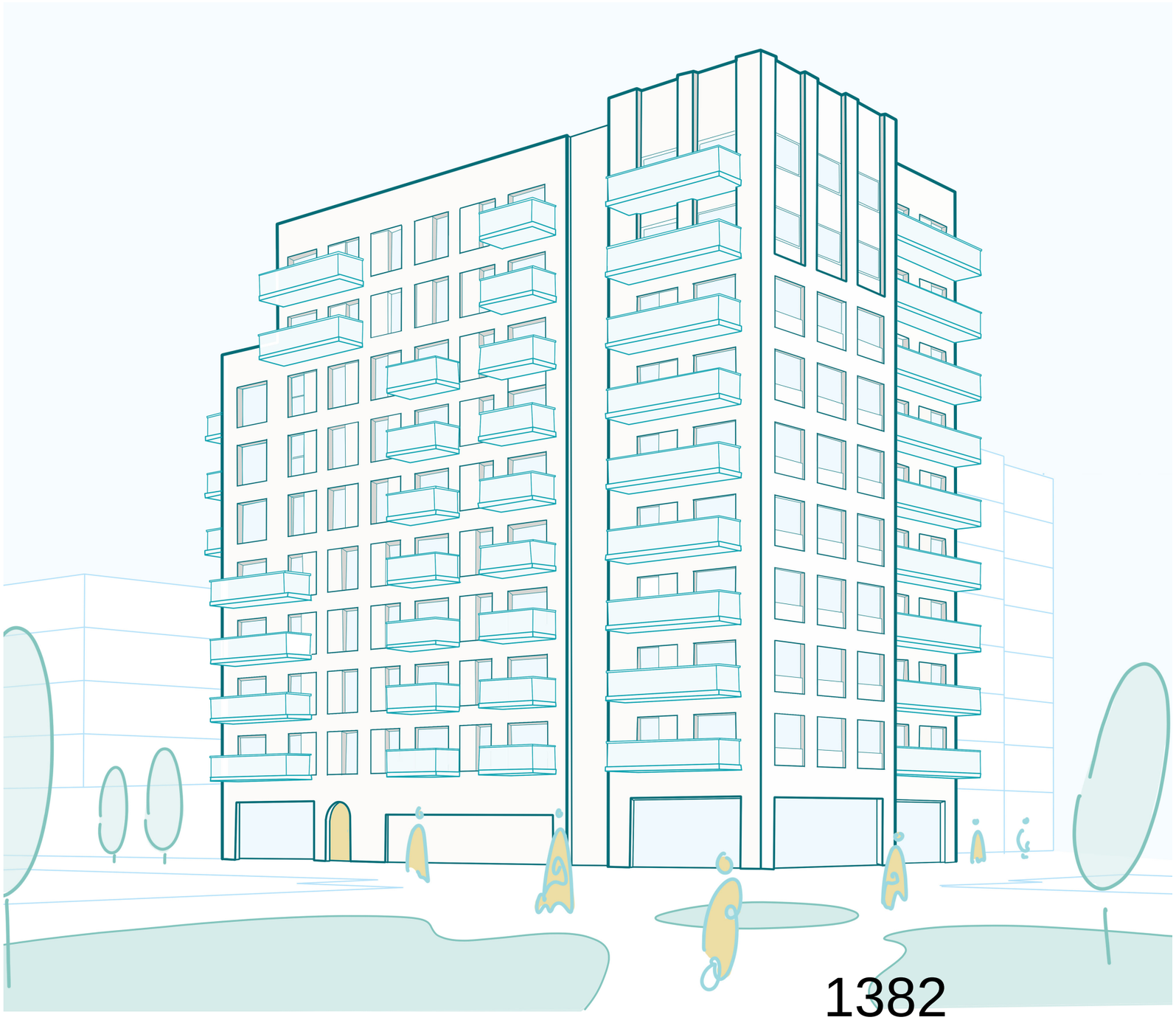




Base Middle Top

Hierarchy of Use; Base (Public-facing), Middle(residential), Top (amenity)

2.0 **Building G**
2.2 Block Character





Playful Top - Brick Corbelling Details



Rationalised body - Gridded frame



Characterful Base - Human Scale

2.0 Building G
2.3 Facade Approach

Design Ambitions:

Articulate the prominent southern corner as an independent volume of the building, as it is the most visible corner facing Aylesham Gardens and is prominent on the entrance from Rye Lane.

1. Define the base, middle (floors 1 and 2), and top sections with different facade variations.
2. Provide a communal roof terrace with views over the city.
3. Create a strong vertical expression on the top section of the building.
4. Emphasize ground floor expression around areas of active frontage, such as food and beverage spaces and retail units, particularly on the south facade.
5. Introduce breaks in the west elevation to break up long facades.
6. Vary window sizes on elevations according to orientation to prevent overheating, minimize solar gain, and optimize daylight and sunlight.



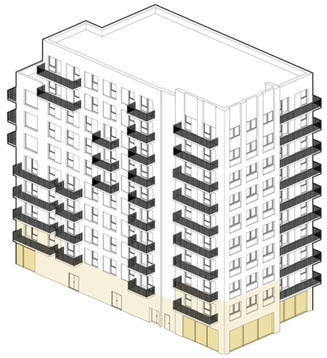
Strong vertical expression

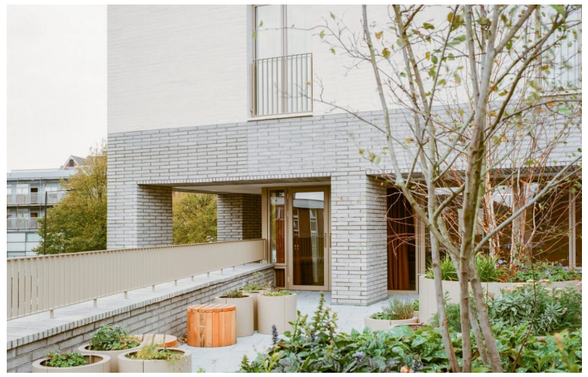
1383

Active Frontage

3.0 Material Pallet

3.1 Articulation Hierarchy



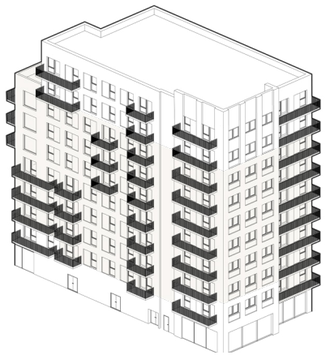






Articulated Solid Brick Base

- Creating a ground level that responds to human scale and reflects the character of the local area.
- Contrast of colour and tone between the base and the typical levels.

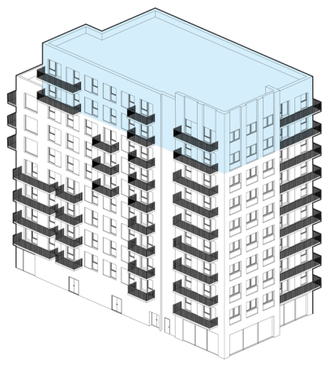




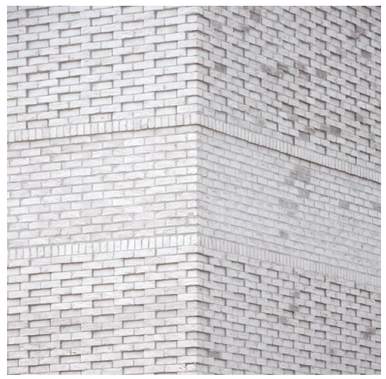


Calm and rational Middle

- The body of the proposal utilizes projecting balconies and simpler brick detailing.
- The middle section is split into two (M1 and M2) to respond to the changing unit mix and create visual interest.







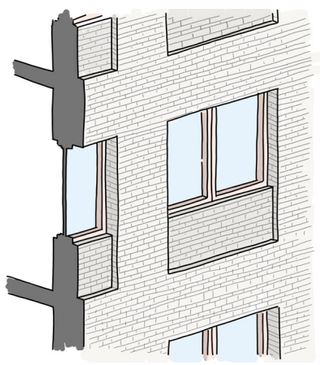


Distinctive Top

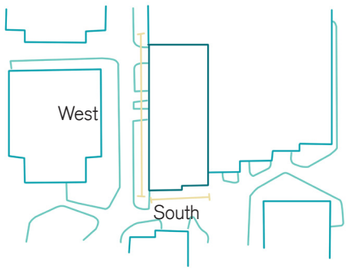
- Vertical articulation to create interest,
- Large public amenity terrace reducing massing and integrating with the wider townscape.

4.0 Block G Elevations

4.1 West and South Elevation



Bay Study



Key Plan



West Elevation

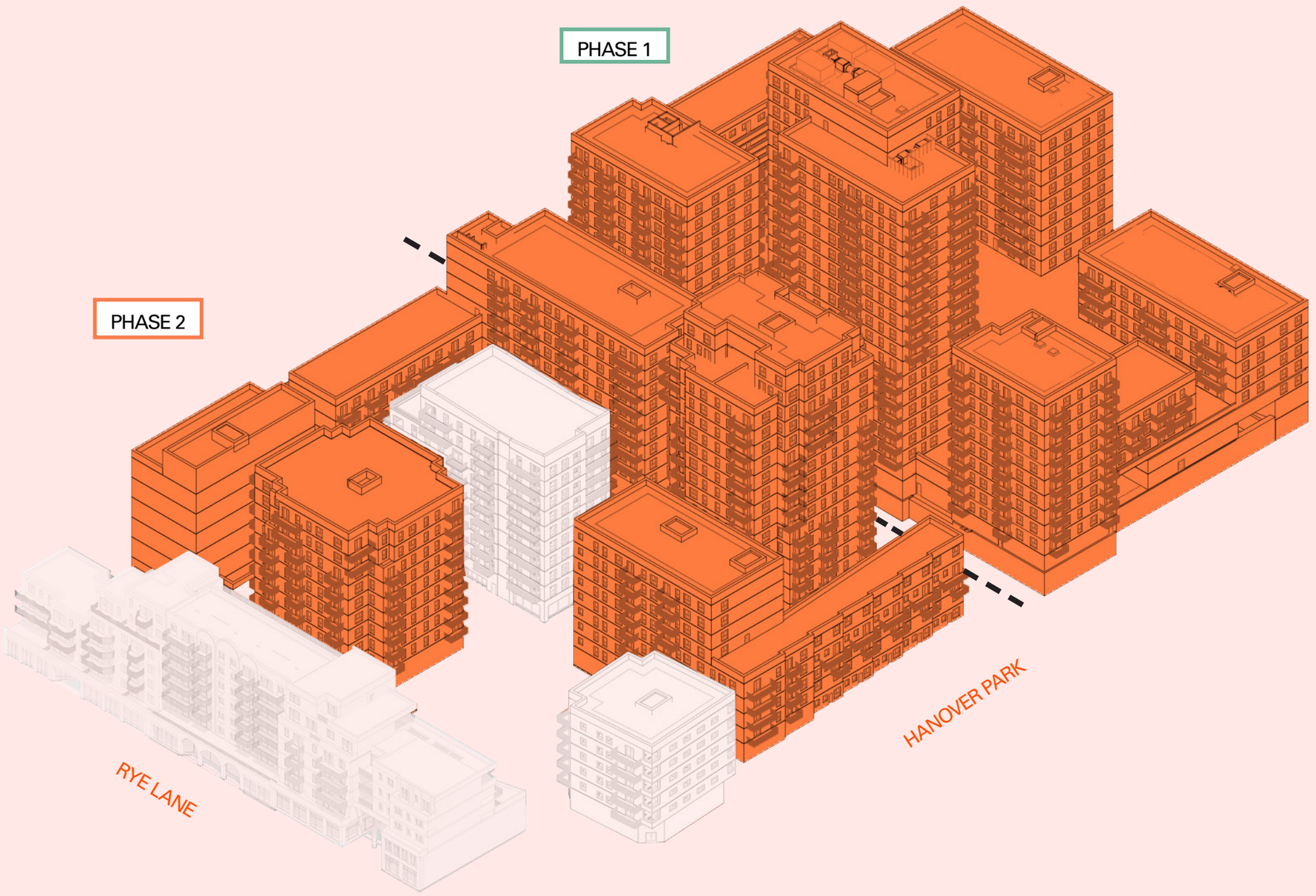


South Elevation

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Facade strategy

Wider site

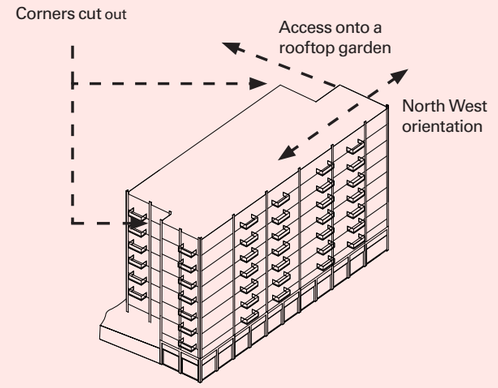


Typology approach

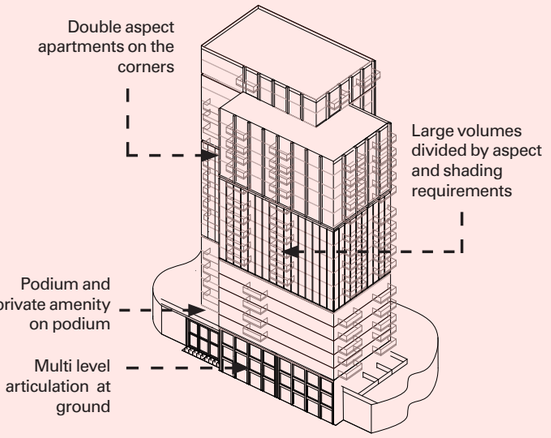
Overview



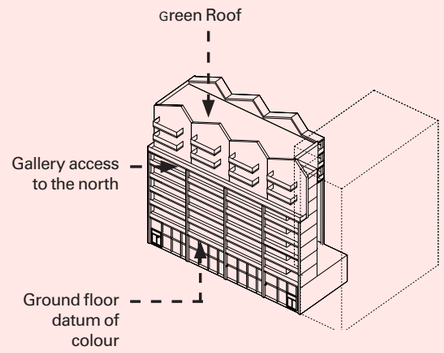
Mansion Block



Point Building



Gallery Access



Work Building

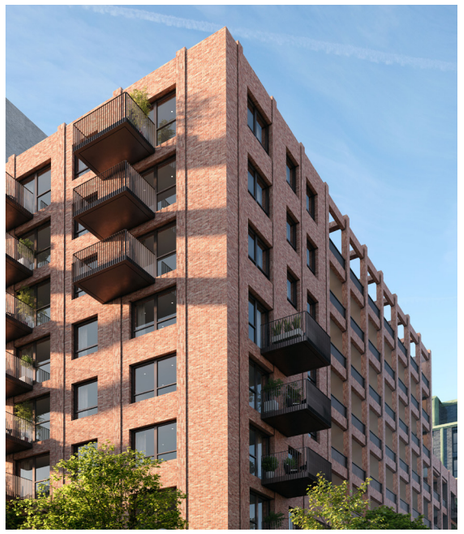
Typology approach

Precedents

Gallery access



Tustin Estate
dRMM

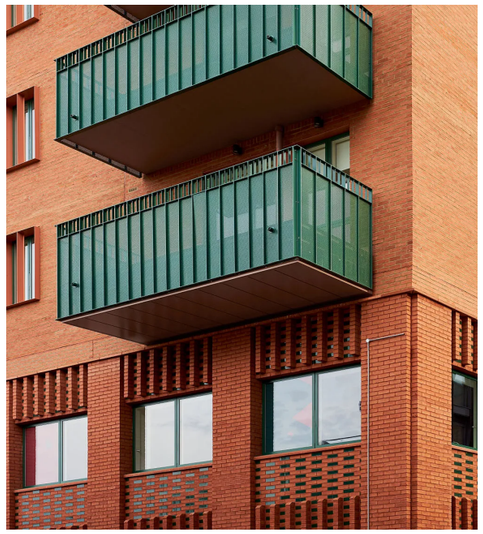


Brent Cross
dRMM

Mansion blocks

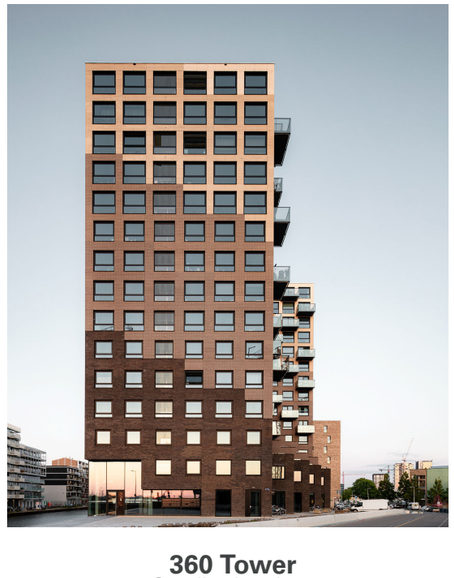


Neptune Wharf
Studioninedots

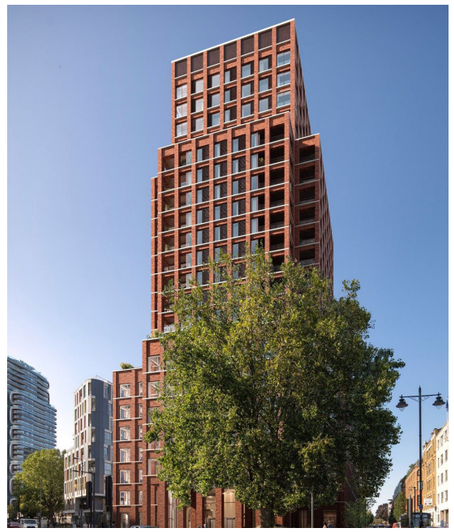


The Jazz Yard
Bell Phillips

Point blocks



360 Tower
Studioninedots



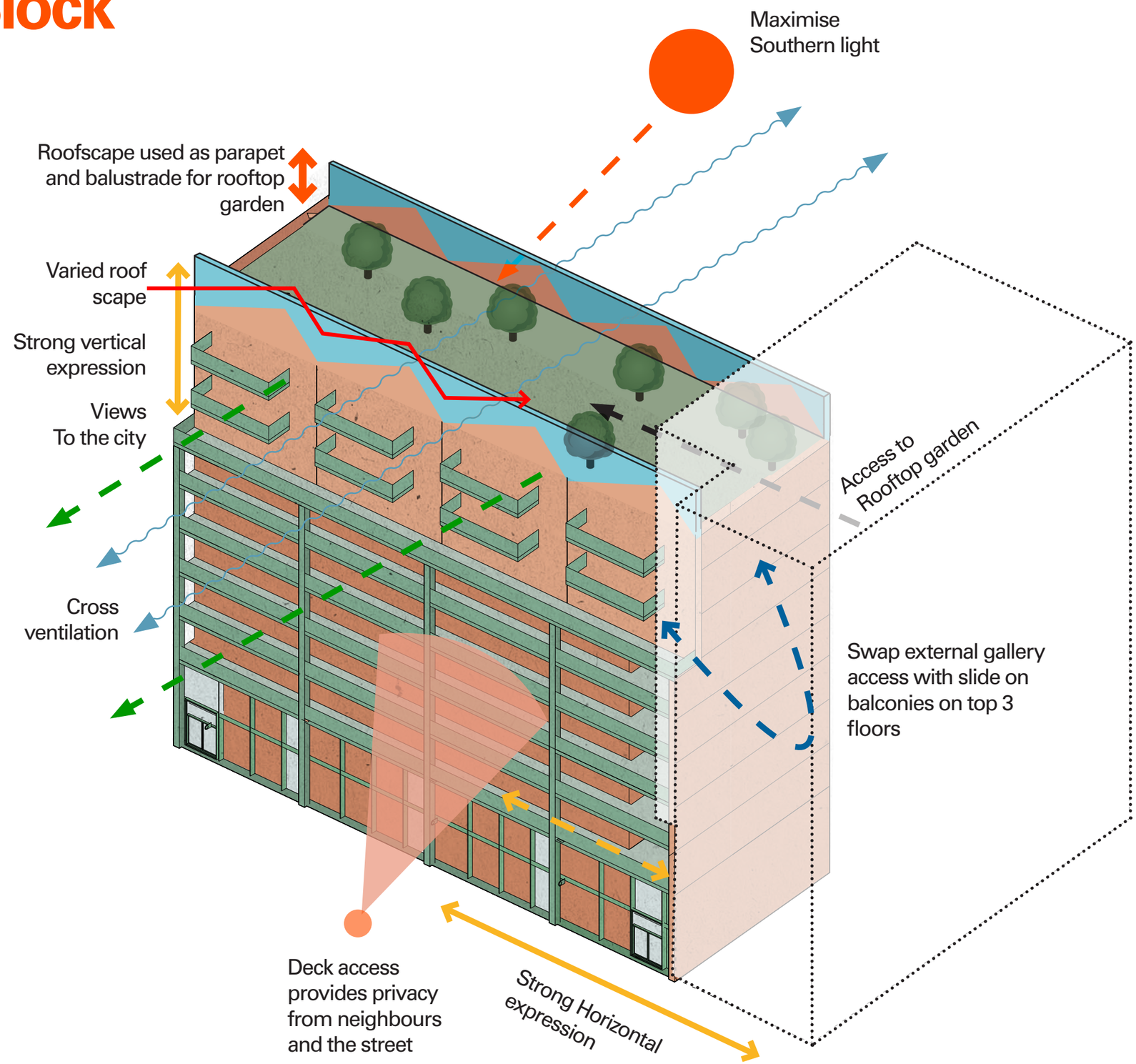
City Road
AHMM

Gallery Access Block

Approach

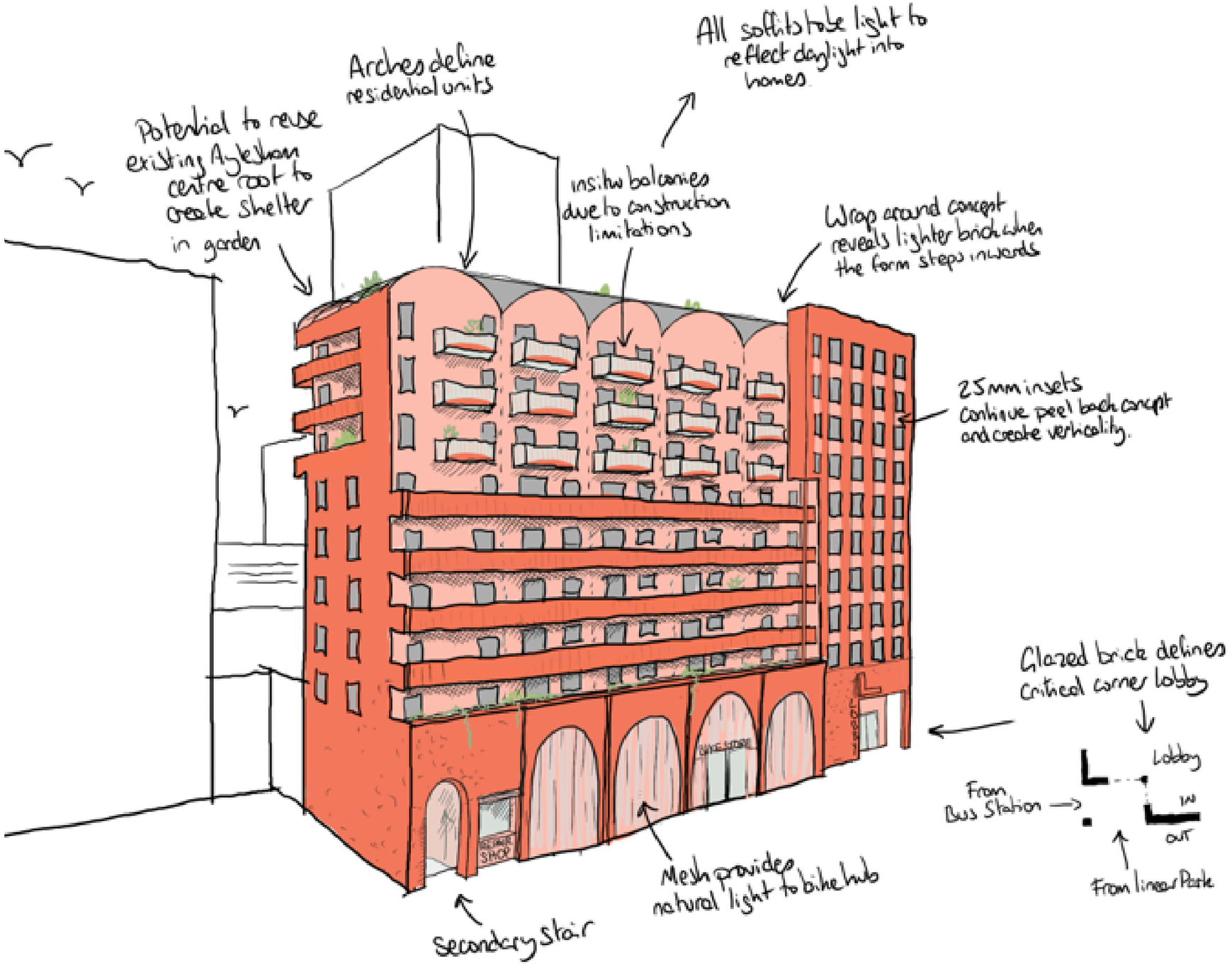
Characterised by the covered external walkways that define the facade, these blocks can be further articulated by the below:

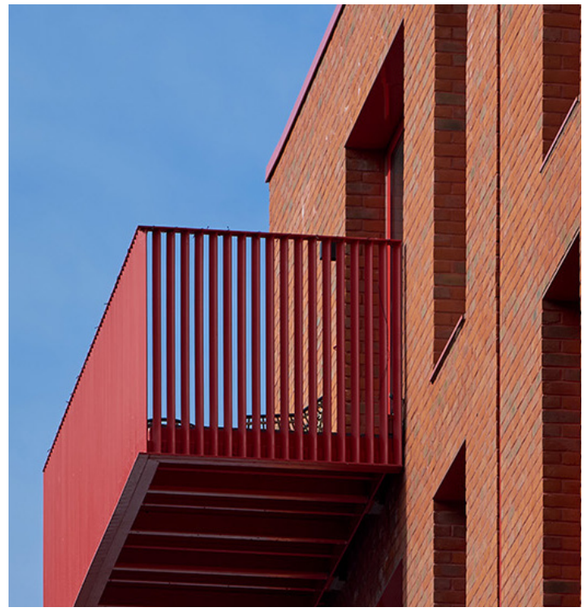
- Sporadic moments of interest.
- Mute palette with instances of colour.
- Gallery access expressed as lightweight and secondary to main structure.
- Bright colour to gallery access, contrasting with building's tones.
- Parapet articulation via a colour change and recessed brick detail.
- Emphasised vertical building rhythm expression.
- Creation of visual interest from a ground floor approach.



Gallery Access Block

Sketch




Brick facade and metal balconies


Red sheet metal with metal frame


Brick Articulation


Metal articulated

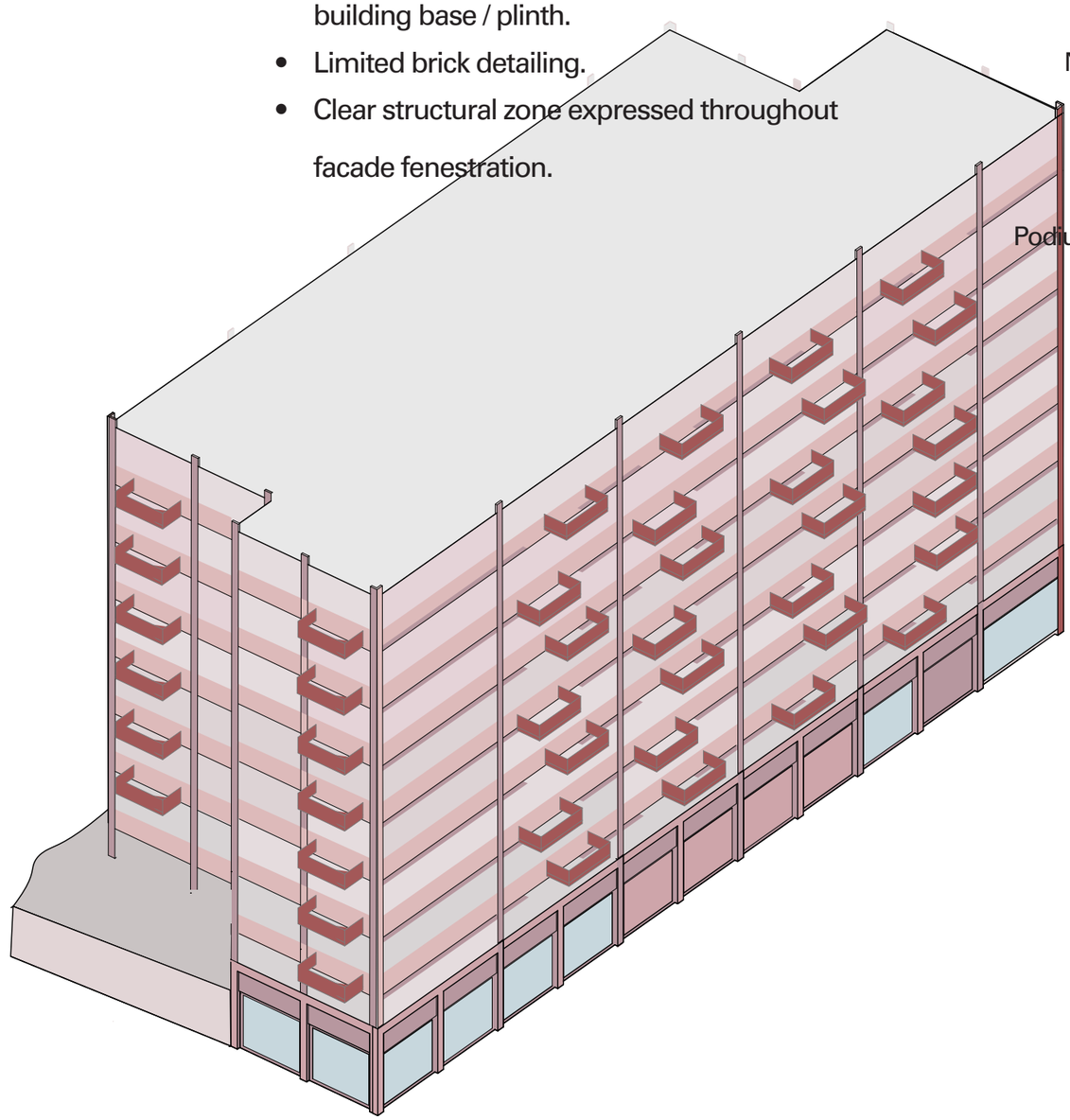
Gallery Access Block

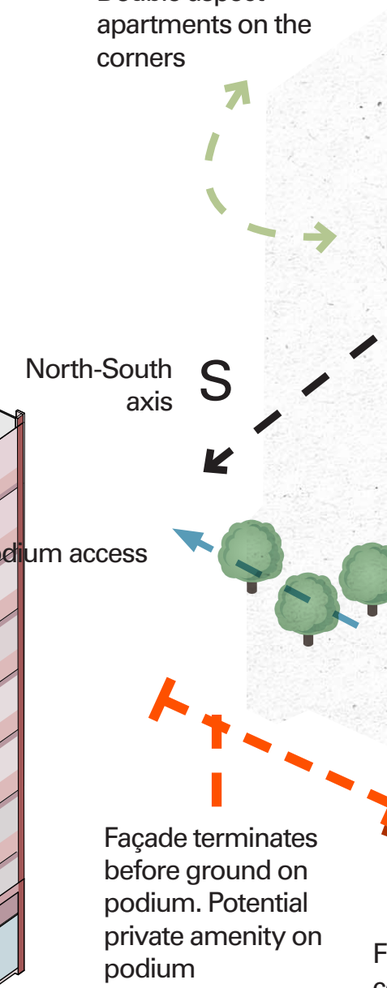
Development



expression.

- Robust approach to facade articulation.
- Emphasize the strong connection from the ground floor to the buildings façade.
- Cohesive colour approach with across entire building block with a change of tonality to the building base / plinth.
- Limited brick detailing.
- Clear structural zone expressed throughout facade fenestration.

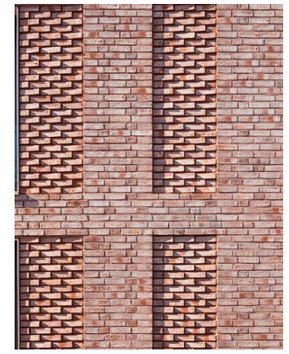




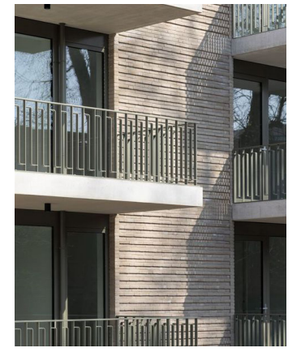
Mansion Block

Sketch





Polychromatic brick



Powder coated metal windows and balconies



Articulated brick with contrasting balconies



Articulated brick

Mansion Block

Development



Mansion Block

Development







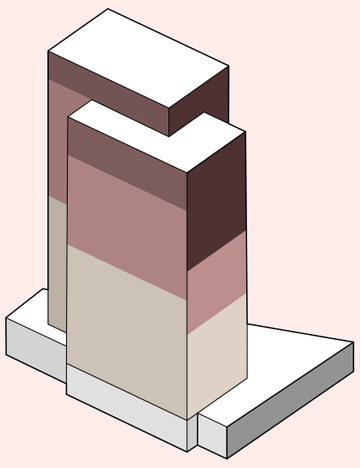


Point Block

Approach

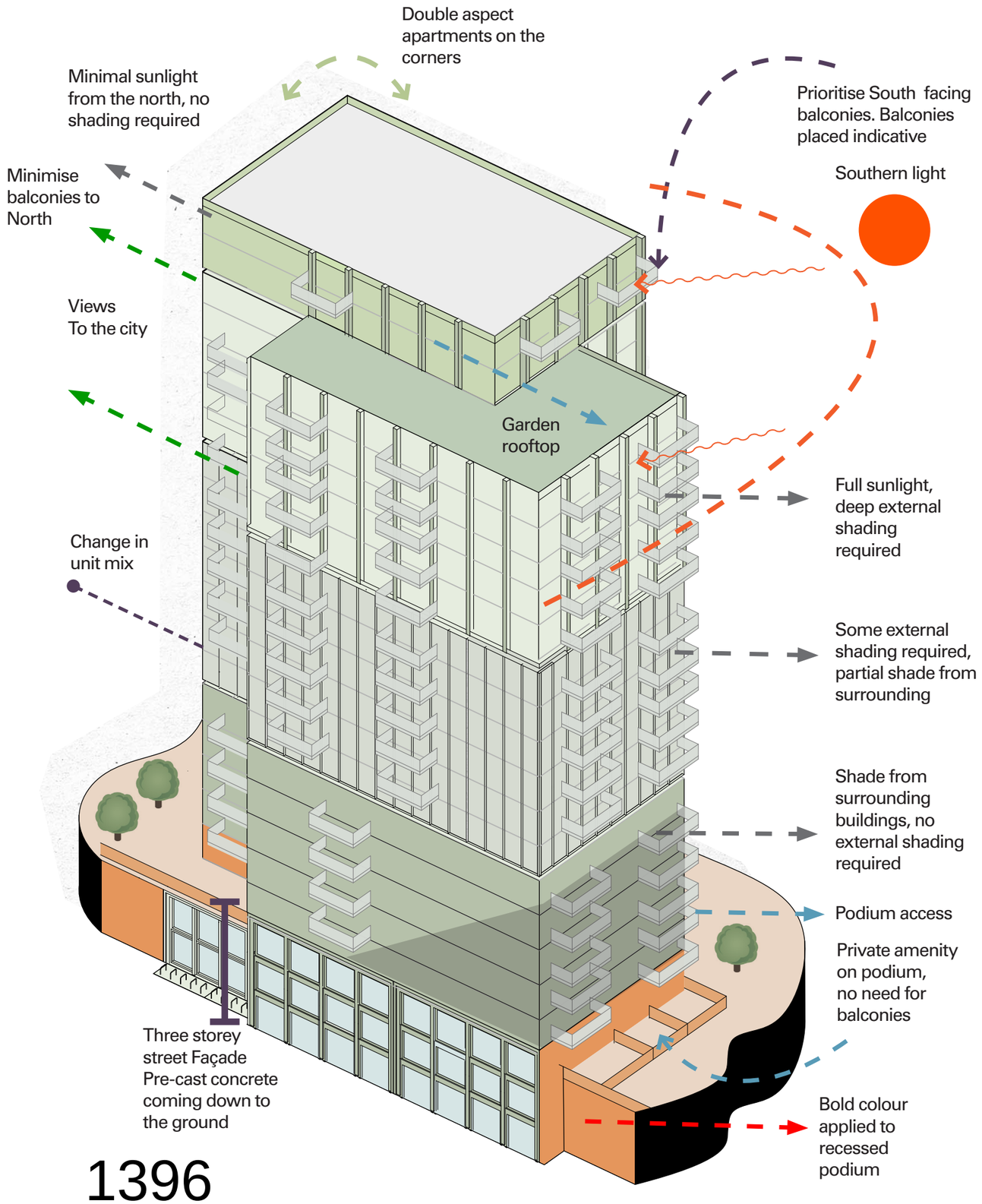
As the tallest buildings on site, the approach to dividing the mass of point blocks is as follows:

- Division of building mass into sections, allowing the facade to adapt to changing conditions as height increases and unit mix changes.
- Cohesive colour and tonality changes.
- Rhythm achieved through shadows, depth and changes in fenestration.
- Different treatment to podium level facade.
- External shading condition changes from Northern to Southern facade.



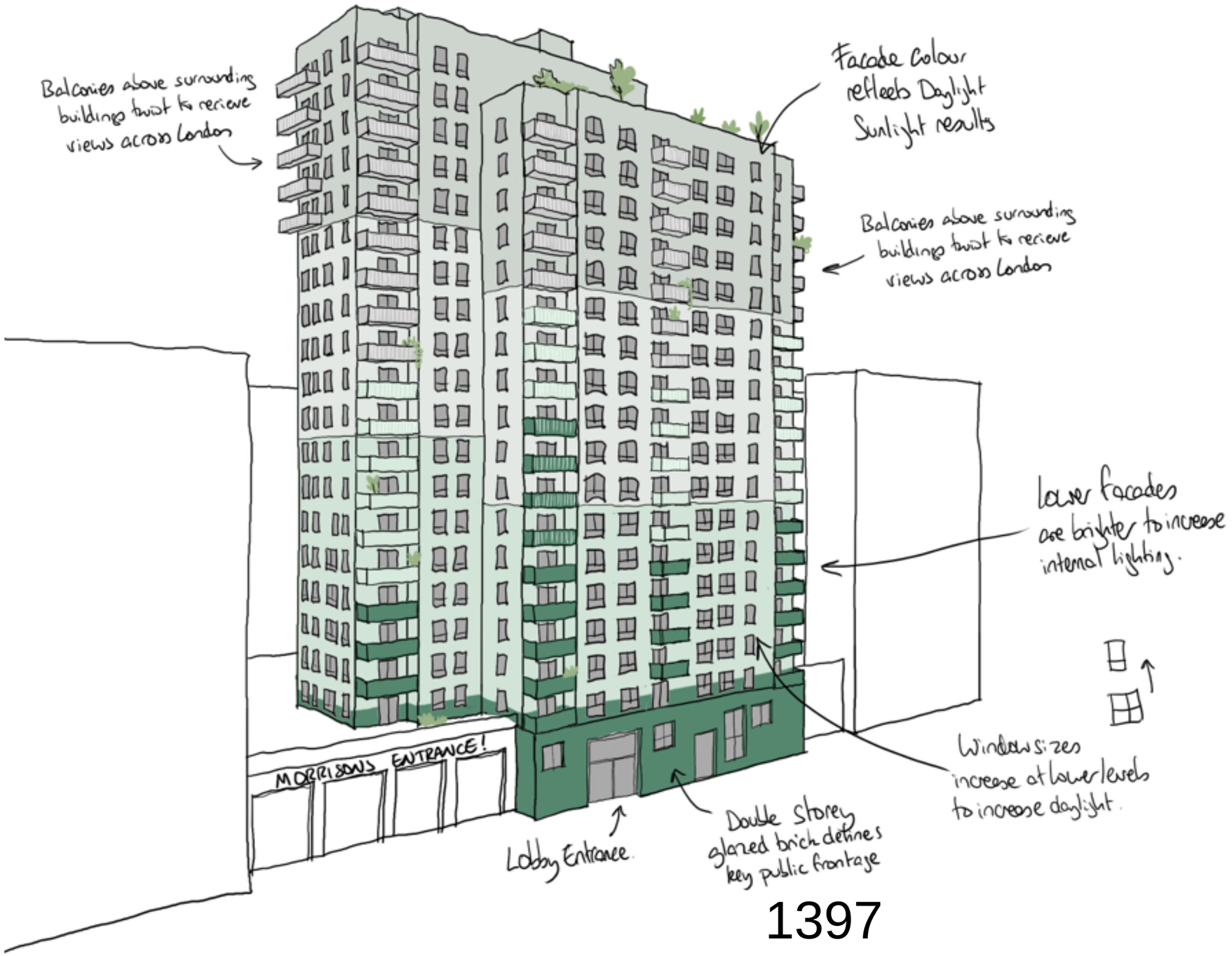


Overheating mitigation strategies as facade articulation principles



Point Block (Stepped)

Sketch





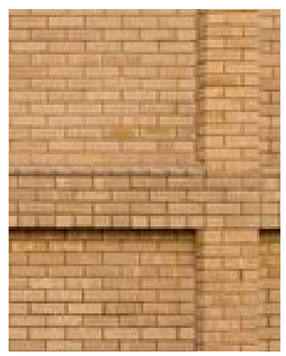
Brick with matching powder coated metalwork



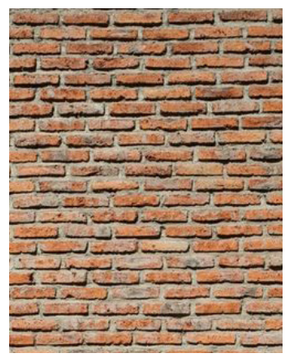
Contrasting ground and first floor brickwork



Brick with vertical articulation



Projecting brickwork



Articulated brick

Point Block (Stepped)

Development



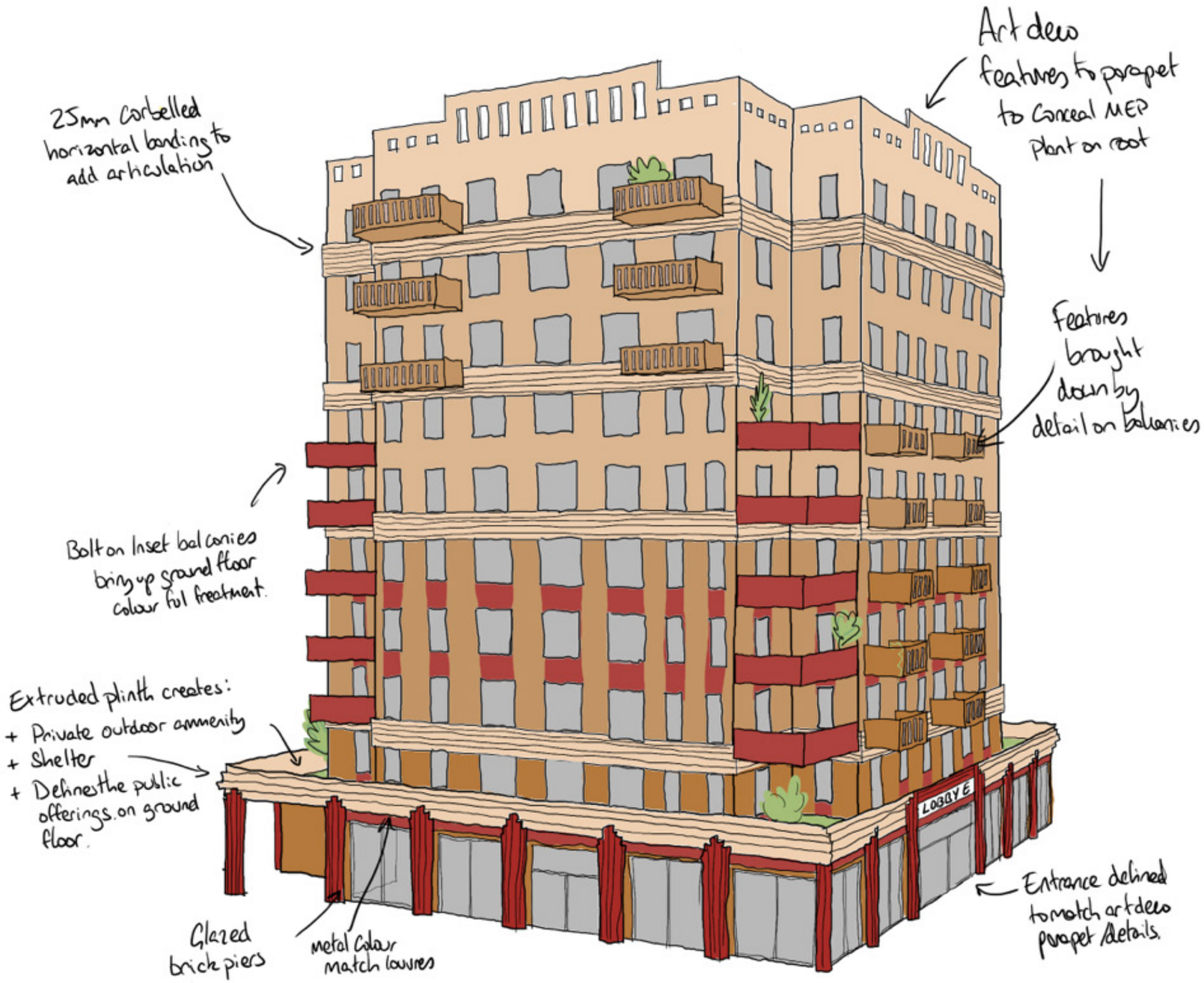


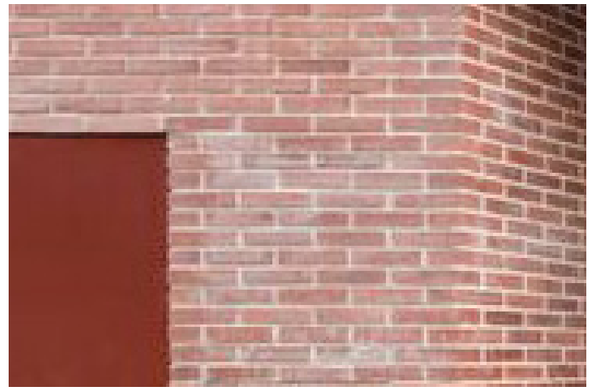




Point Block

Sketch

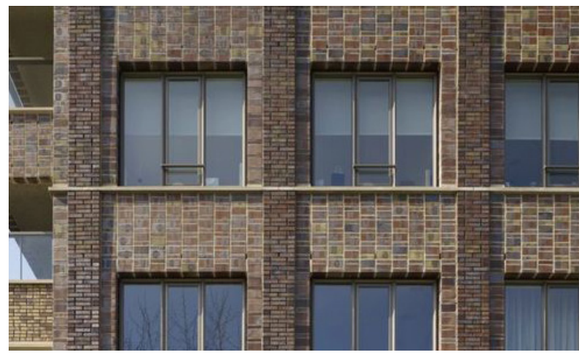




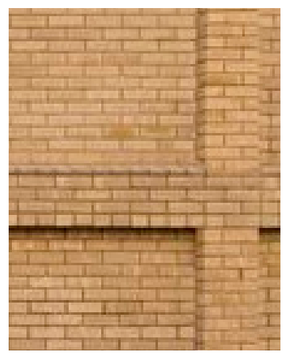
Brick with matching powder coated metalwork



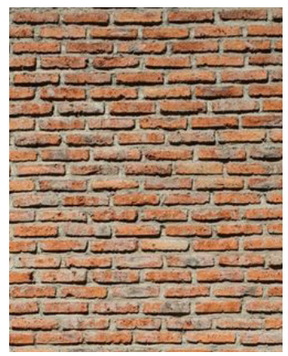
Contrasting ground and first floor brickwork



Brick with vertical articulation



Projecting brickwork



Articulated brick

Point Block

Development



Ground floor & public realm

2

1401

Use of colour

Civic, cultural and landmark buildings

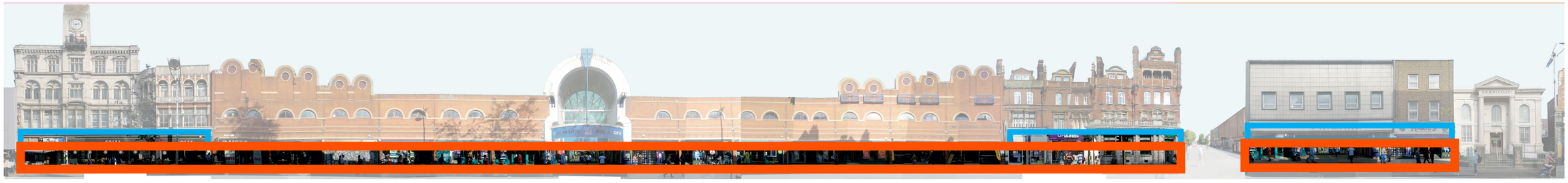
- Colour is often used to demarcate key civic and cultural buildings within Peckham.
- This approach may be the most appropriate for our scheme, with a selection of key buildings use colour







Retail/ground datum



Elevation 1a - Rye Lane



Elevation 2a - Rye Lane

Retail datum

Signage zone

- Whilst there are multiple different styles, a consistent approach in terms of an expressed single storey retail treatment with a brick/concrete Façade above is present in the town centre.
- Integrating a different plinth condition and datum for ground floor, particularly where retail is present will help ground the massing.
- More ‘organic’ approach to signage characterises Peckham, incorporating signage zones that allow interesting and unique signage may help better integrate the scheme.



1403



Peckham Heritage Society has put in place a framework for a traditional signage approach.

Ground floor condition

Welcoming, robust and distinct

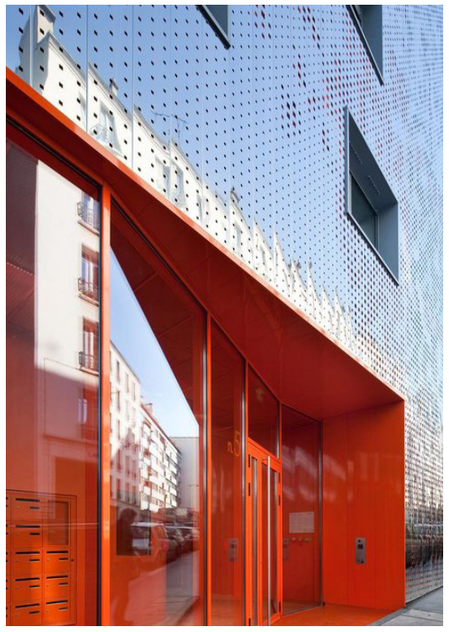
Ground floor lobby

- Lobby to be set in from street to provide some level of separation from public realm
- Materials to be robust and colourful with each lobby having it's own identity to assist with way-finding



TUGELAWEGBLOKKEN

M3H ARCHITECTEN



LOUIS PAILLARD RESIDENCE RIVP

ANTONINI DARMON ARCHITECTS

Ground floor colour

- With the exception of the Aylesham centre, the town centre has a mainly vertical expression, arising from the small plot sizes.



PEARL DISTRICT RESIDENCE INN

SERA Architects



DESIGN MATTERS

GAVIN BUFTON



KABOOG SCHOOL

B-ARCHITECTEN

Pre-demolition material survey

Reuse and recycle of material

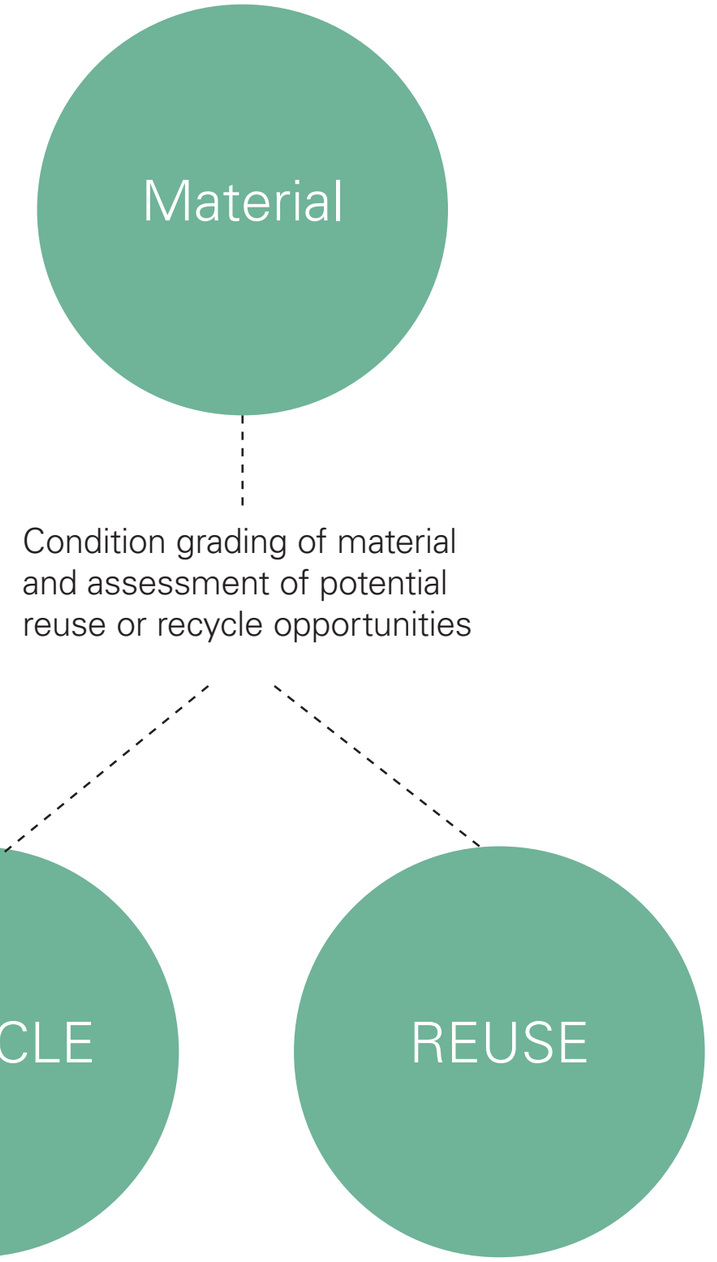
A site survey was conducted by Chartered Waste and Resource Manager Kat Lees and Chartered Building Surveyor Tom Lawrence on 10 January 2024.

Condition Grading Matrix

Material	% of total material on site
A	New Condition
B	Used but still serviceable
C	Nearing end of life cycle, heavily worn
D	Life cycle expired

Quantities of Materials Identified

Material	% of total material on site
Concrete	64.0
Bricks	8.0
Mixed metals	8.0
Timber and timber products	0.3
Tile and ceramics	3.0
Gypsum based construction material (including plasterboard)	0.1
Glass	0.1
Textiles	0.03
Plastics	0.4
Bituminous mixtures (including Asphalt, Tarmac etc)	3.0
Insulation	13.0



Ground floor & public realm

Landscape

Gillespies



What do ‘Uniquely Peckham’ *destinations* **look like?**

1407

Context Analysis

Peckham Urban Fabric

What do ‘Uniquely Peckham’ spaces look like?

















What does a ‘Uniquely Peckham’ *public realm* look like?

1409

Context Analysis

Peckham Urban Fabric

What do ‘Uniquely Peckham’ landscapes look like?



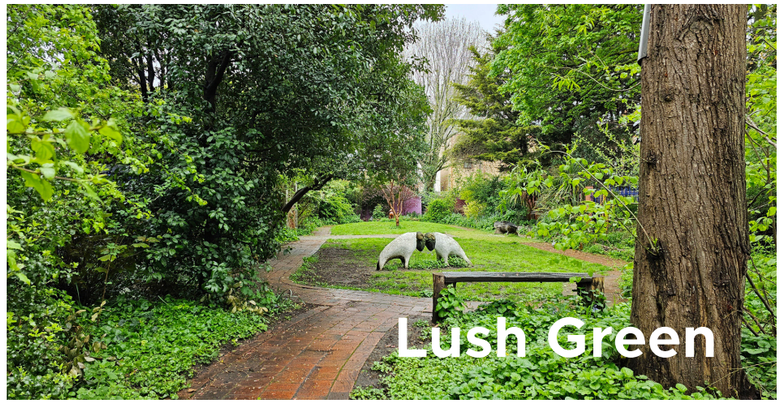












1410

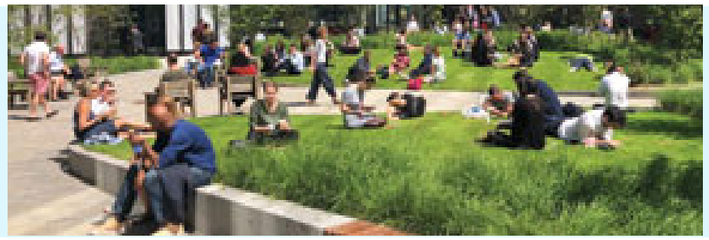
Context Analysis

Peckham Urban Fabric

How can we translate the indoor / roof uses of Peckham into a greener landscape?

Socialise



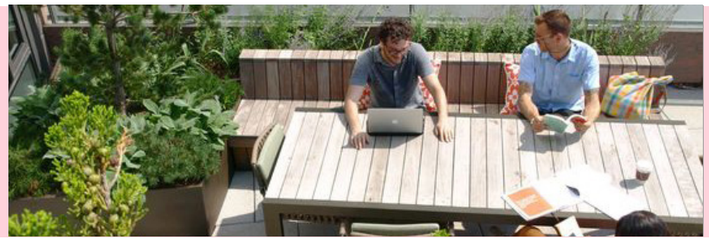


Components

- Lawn space
- Opportunities for picnics, outdoor activities (e.g. yoga classes)
- Raised edge for seating

Work





Components

- Communal table for meetings / workshops
- Nestled into planting
- Opportunity for tech integrations

Dine





Components

- Spill out tables and chairs to F&B units
- Buffer planting to separate from pedestrian environment
- Opportunity for tree planting

Play





Components

- Opportunity to integrate playful colours & textures
- Opportunity to integrate into planting
- multi-generational play

Rest





Components

- Opportunity to integrate playful colour & textures
- Opportunity to integrate into planting
- Variety of seating typologies

1411

Peckham deserves an
extraordinary green setting **that**
matches the vibrancy & quirkiness
of its existing
indoor, roof, & retail spaces

Historical Analysis

Peckham's Rich Biocultural History



History of Orchard & Market 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

1413

Botanist Peter Collinson

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

Design Narrative

Peckham's Design Identity

History + Present = Future

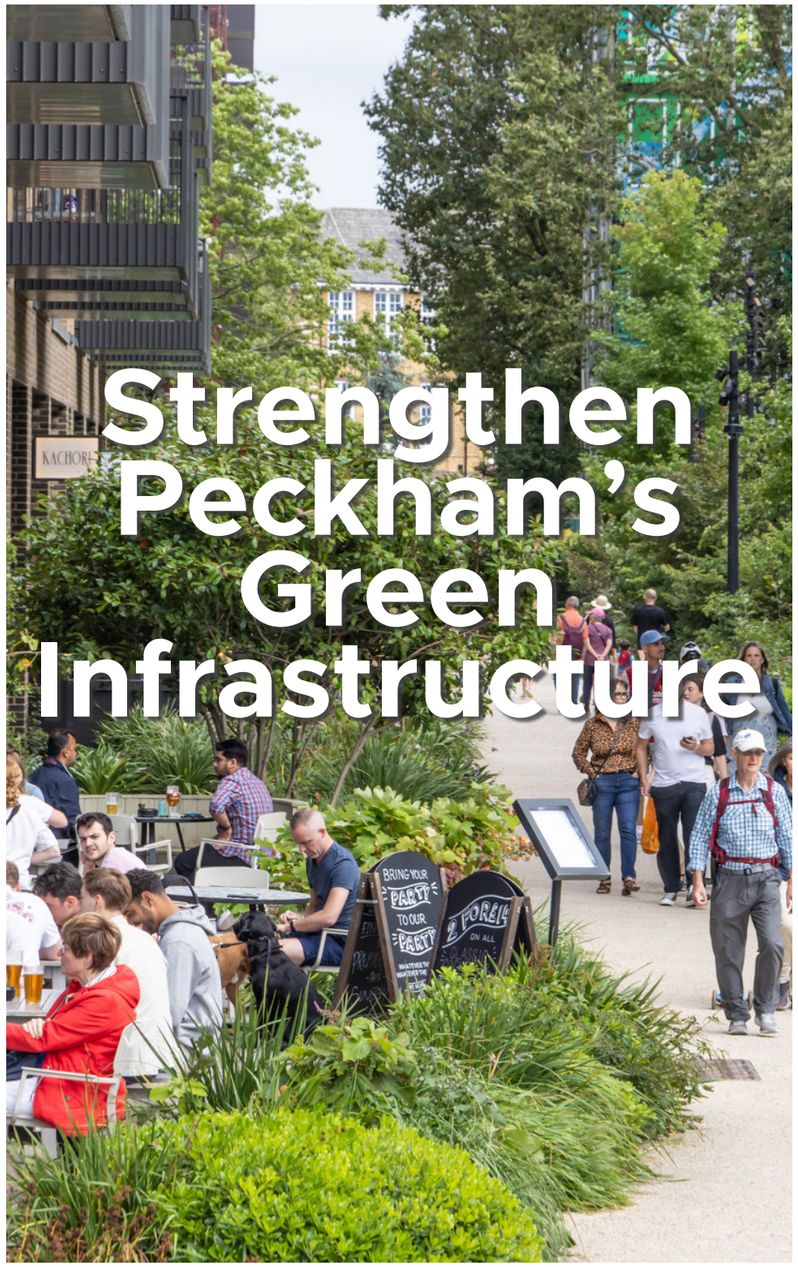
Rich biocultural and green history

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

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

Design Aspirations

Key Design Pillars







Landscape Framework

1. Green Infrastructure

1. 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.



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 & resiliance**
- Biodiverse planting to enhance **ecology and biodiversiry**
- Benfits of **biophilia** for residents and visitors; a landsacpe that promotes health and well being

Green Infrastructure Typologies

Yards



Green Links



Green Walk



Gardens



Green Streets



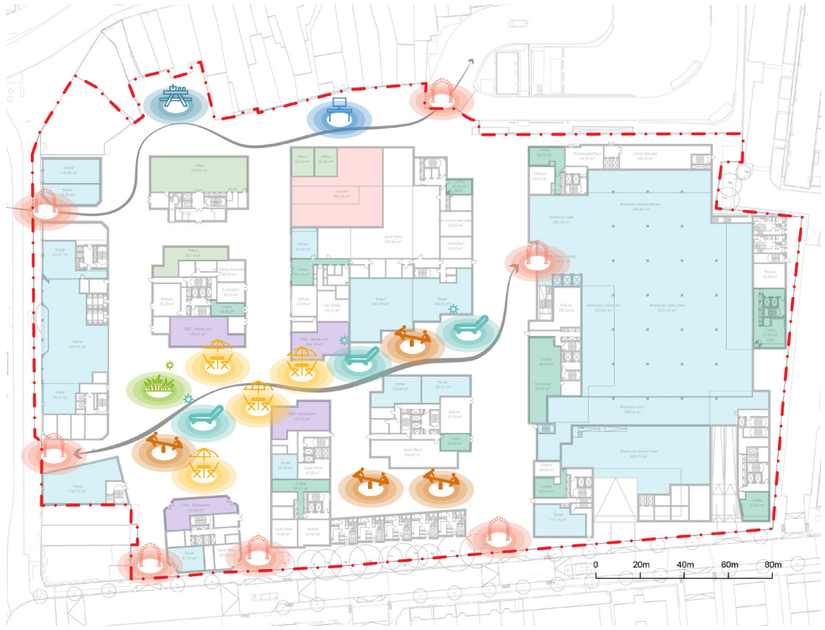
Passages



Landscape Framework

2. Enhance Public Activation

2. Public Activation
Defines the key meeting places and visual markers throughout the masterplan. The activation elements will be destinations will act as a wayfinding tool throughout the site creating hotspots for activities, helping build strong local communities 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.



Components incorporated to enhance Public Activation:

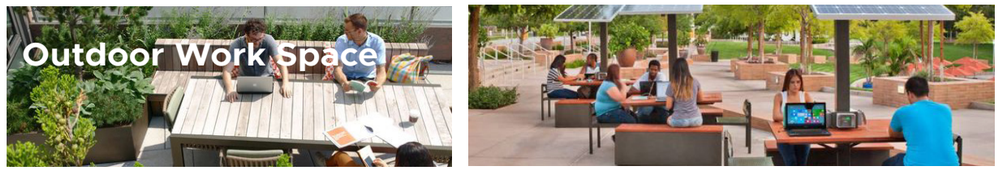
- Variety of **seating typologies** to cater to groups and solo users
- **Interactive and fun** landscape elements
- Use of colour and art
- Activation through **games, activities, and multi-generational play;**
- **Memorable spaces** that people want to visit and return to
- **Meaningful public space**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

Outdoor Landscape Activation Uses

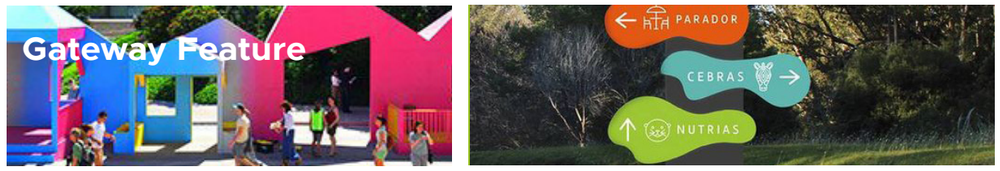














Landscape Framework

3. Create a Place of Wonder

3. Create a Place of Wonder
Small interventions which act as wayfinding elements and destinations while contributing to making the masterplan a unique and diversified place.



Components incorporated to create a Place of Wonder:

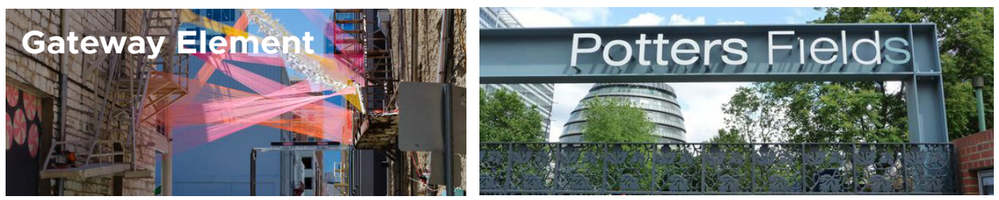
- Soft landscape strategy to incite **joy and curiosity**
- **Discovery** of elements along a **journey**
- **Pockets** of seating and play
- **Art integration** to add character and identity to spaces
- Integration of the 5 senses; an i**nteractive and immersive** landscape for people to touch, smell, 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

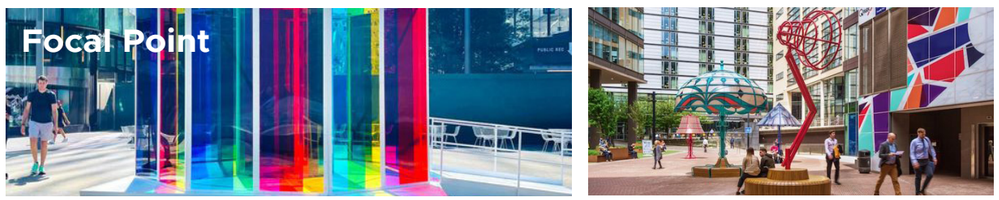
Moments of Delight













Landscape Framework

Character Areas

Peckham Yard

Green Links

Garden Walk



1419

Landscape Framework

Sub-Character Areas

Peckham Yard

Green Links

Garden Walk



1420

Landscape Design

Landscape Concept Sketch Plan

1. Aylesham Gardens
2. Green Link
3. The Garden Walk
4. Lawn area
5. Discovery play areas
6. Servicing route
7. Blue badge parking
8. Cycle stands
9. Street trees
10. Retained existing trees
11. Peckham Yard
12. Spill out seating to F&B units
13. Bus Station Improvements
14. Passages to Rye Lane
15. Morrisons Entrance
16. Hanover Park Improvements



Character Areas

Green Links

Garden Walk

- various lush planting typologies to define sub spaces
- Aylesham Gardens as the landscape public realm heart of the development
- Open lawn area to accommodate for picnics, yoga classes, outdoor activities
- Includes natural play, spill out seating to F&B units, and playful seating for resting along the journey to Morrisons
- Art integration connecting to botanical history along Garden walk

Key Plan













Character Areas

Green Links

Green Links

- Green streets that link social nodes and spaces
- Use of street trees and rain garden planting
- Blue Badge parking, loading bays and cycle parking incorporated where appropriate
- Retention of existing trees to Hanover Park
- Creation of a verdant journey

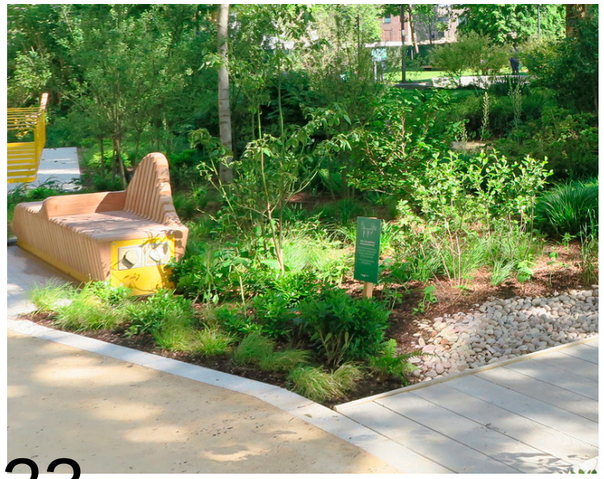
Key Plan













Character Areas

Peckham Yard

Peckham Yard

- A slightly harder functional space that incorporates the playfulness of Peckham
- Space for socialising
- Opportunities for pop up events
- Urban orchard opportunity with flowering and fruiting trees; an interactive landscape experience
- Opportunities for art integration through facade murals and street furniture

Key Plan













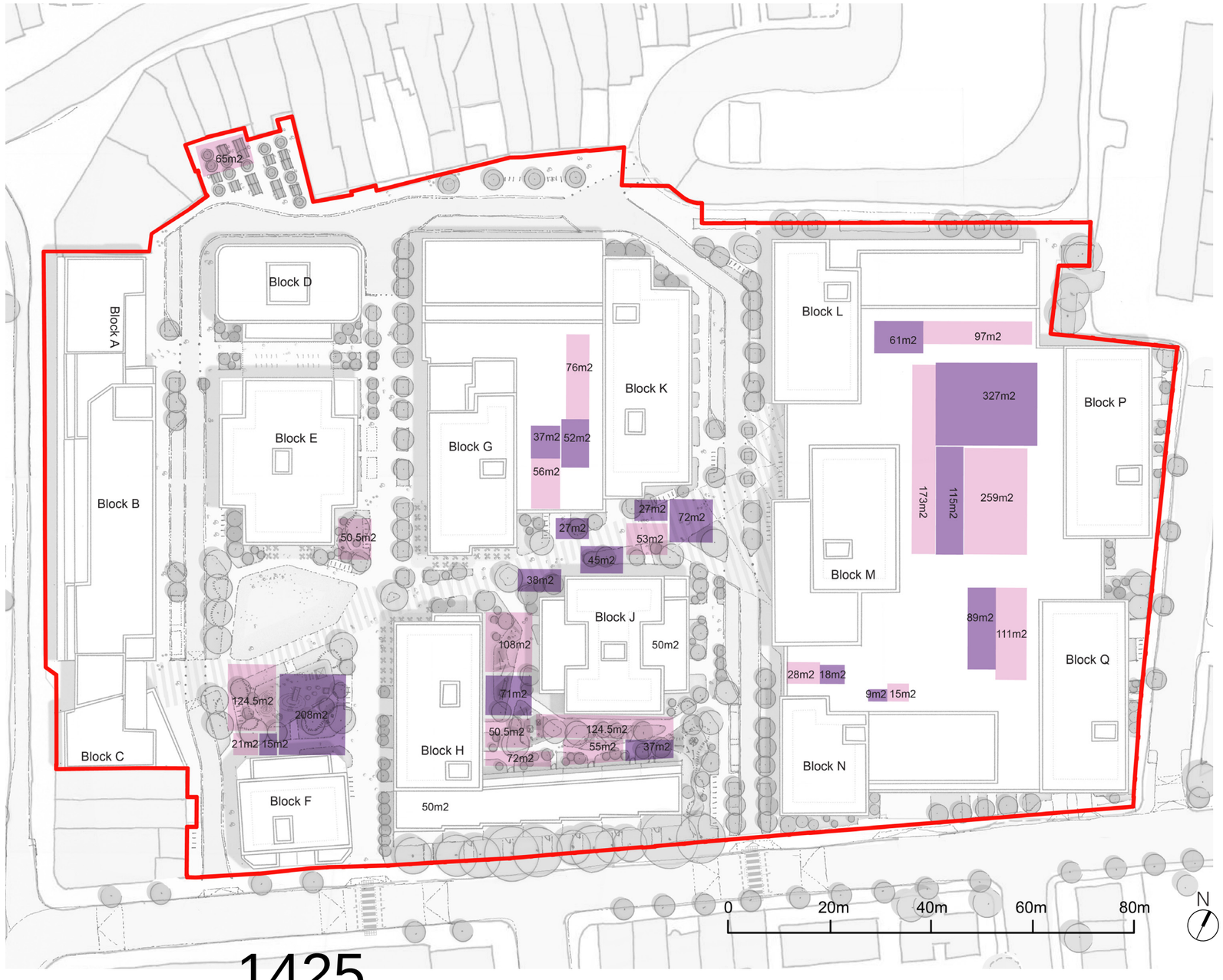
Landscape Strategies

Play Provision

General Principles

- Play areas have been calculated based on the GLA calculator for child and population yield; Play for Blocks G, K, L,M, N, P, Q provided on their respective podiums
- Doorstep and local play for remaining blocks provided on ground floor public realm
- Play space for 12+ will be provided off site through financial contribution to larger greenspace such as Bells Gardens, Warwick Gardens or Cossall Park.

Age Provision	Play Target	Play Provided
Doorstep Play (0-4 years)	1580.0m2	1580.0m2
Local Play (5-11 years)	1114.0m2	1114.0m2
Neighbourhood Play (12 + years)	576.0m2 (to be provided off site)	0.0m2
Play Total	3270.0m2	2694.0m2



1425

Landscape Strategies

Tree Retention

The diagram to the right illustrates the locations of the 48 existing trees on site which have been surveyed by an arboriculturalist. According to the arboricultural survey, most of the trees on site are category C, with some category B trees to the north and east of the site. There are no category A trees on site.

The line of TPO trees to the south must be retained as they provide an important buffer to the road and to the residential area to the south.

	Trees Retained			Trees Removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	7	7
Category C	9	1	13	11	12	24
Category U	0	0	0	2	0	2
Felled Trees	0	0	0	4	0	0
Totals	9	3	12	17	19	36

Site Boundary

Existing tree without TPO to be retained

Existing tree with TPO to be retained

Existing tree without TPO to be removed

Existing tree with TPO to removed

Existing tree felled due to recent storm



1426

Existing Trees Diagram

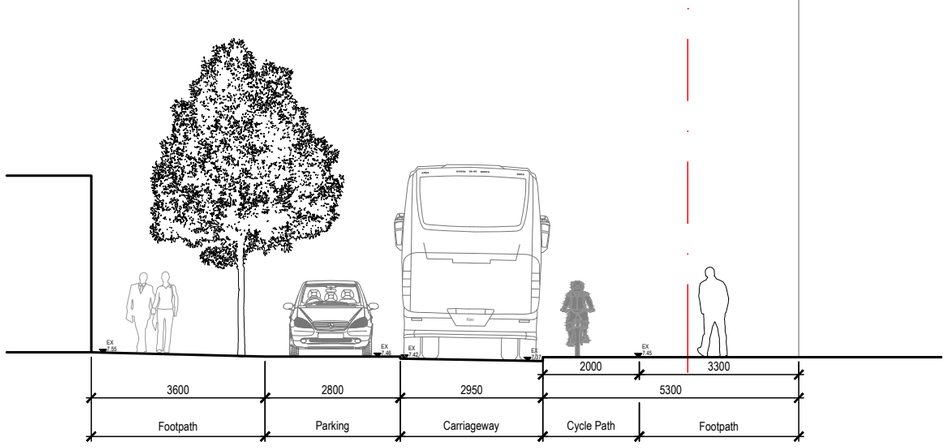
Landscape Strategies

Tree Retention

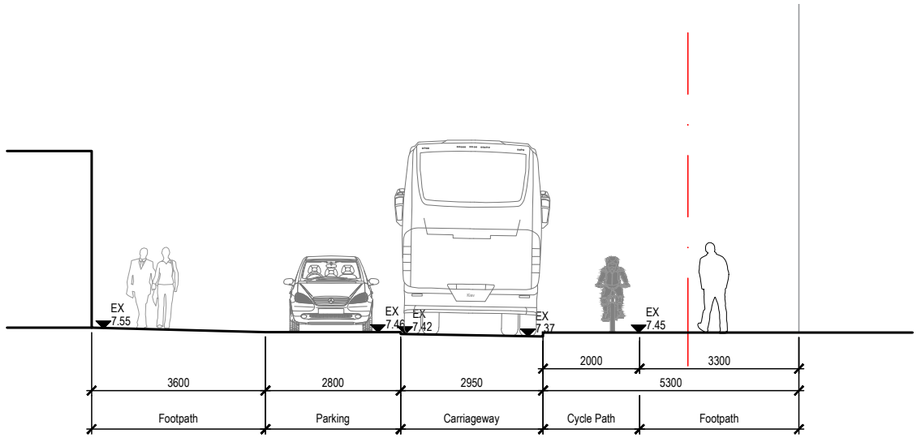
Rye Lane



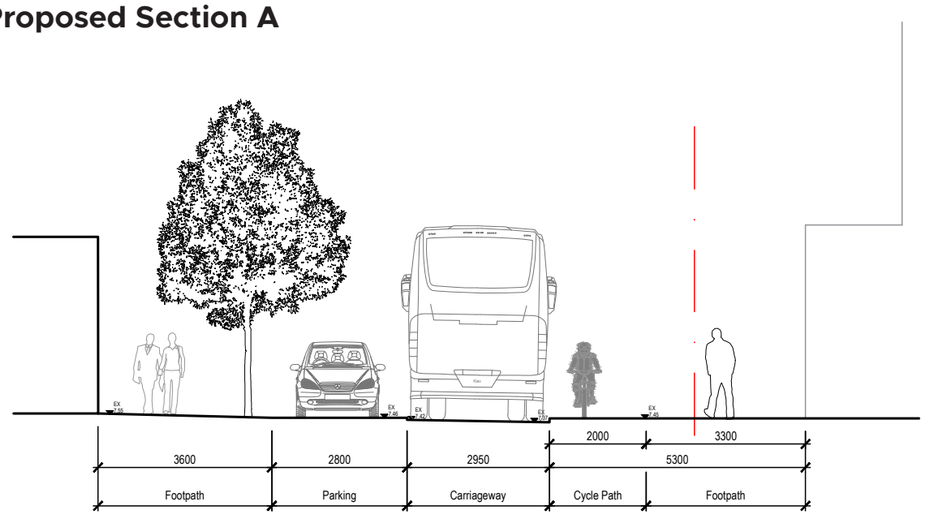
Existing Section A



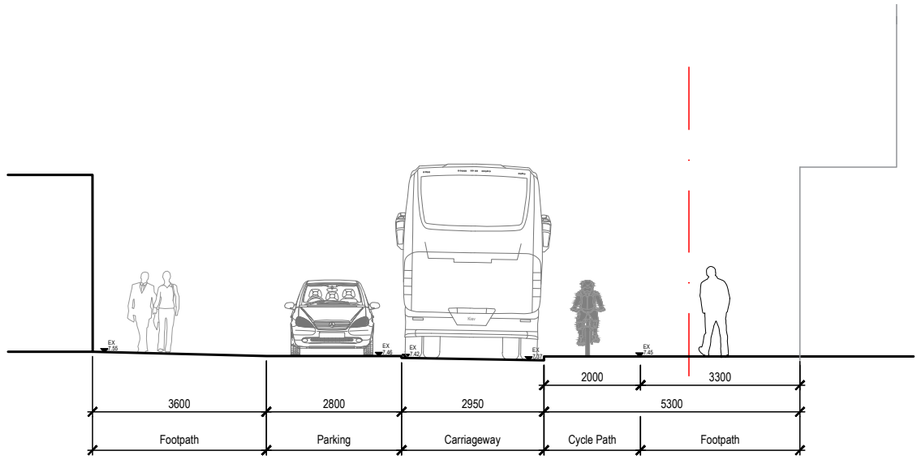
Existing Section B



Proposed Section A

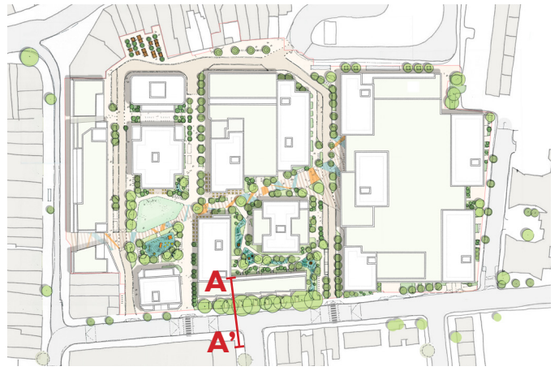


Proposed Section B



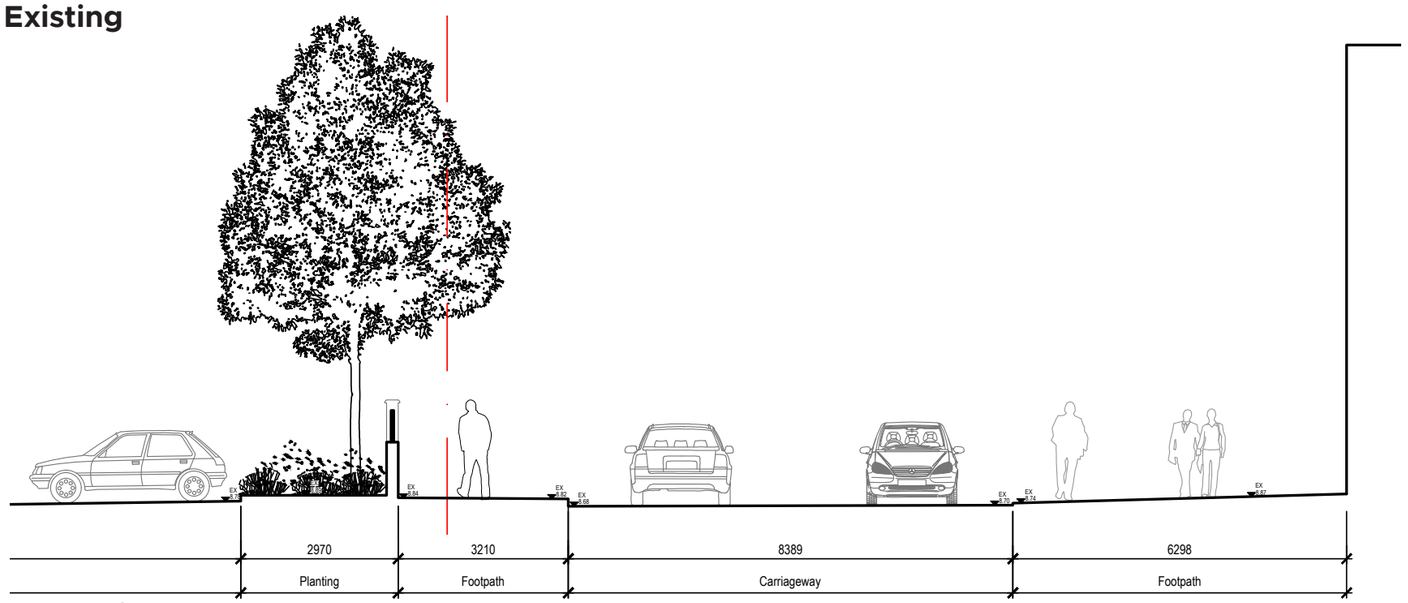
Landscape Strategies

Tree Retention

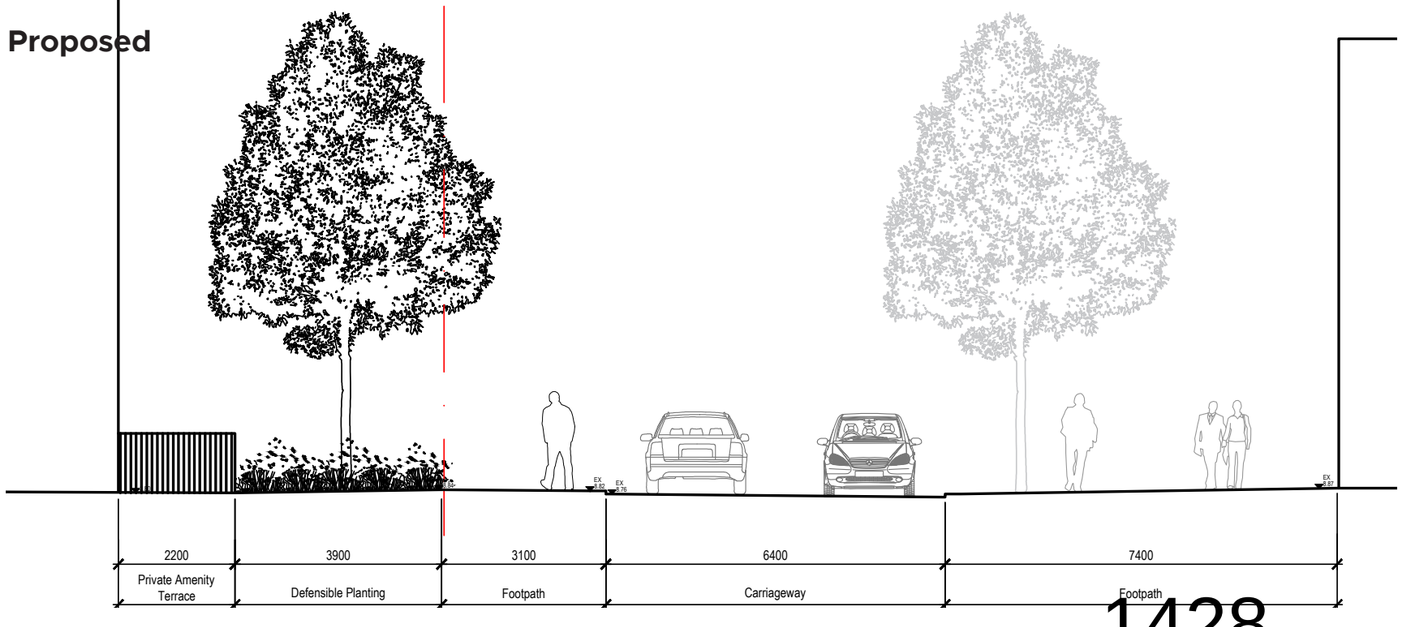


Hanover Park Section A-A'

Existing

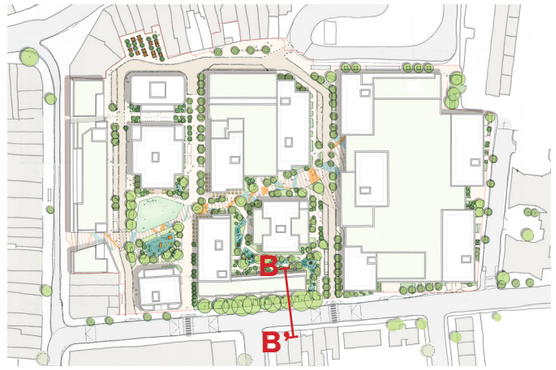


Proposed



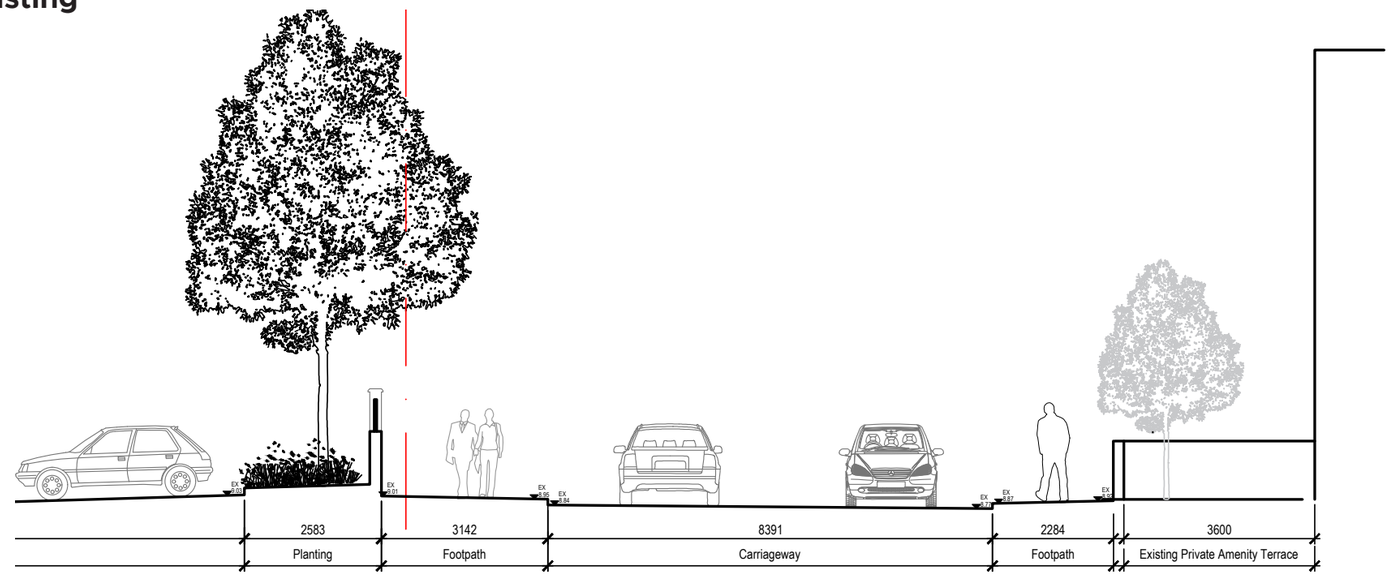
Landscape Strategies

Tree Retention

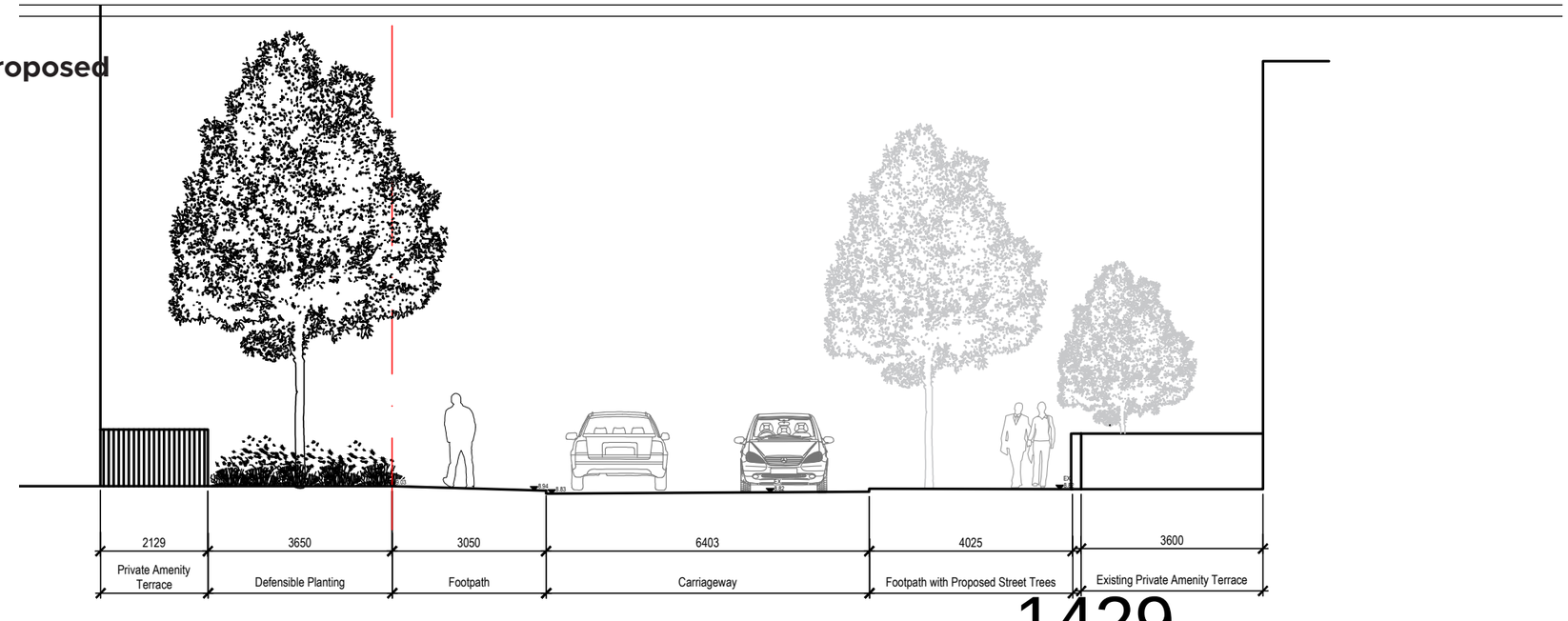


Hanover Park Section B-B'

Existing



Proposed



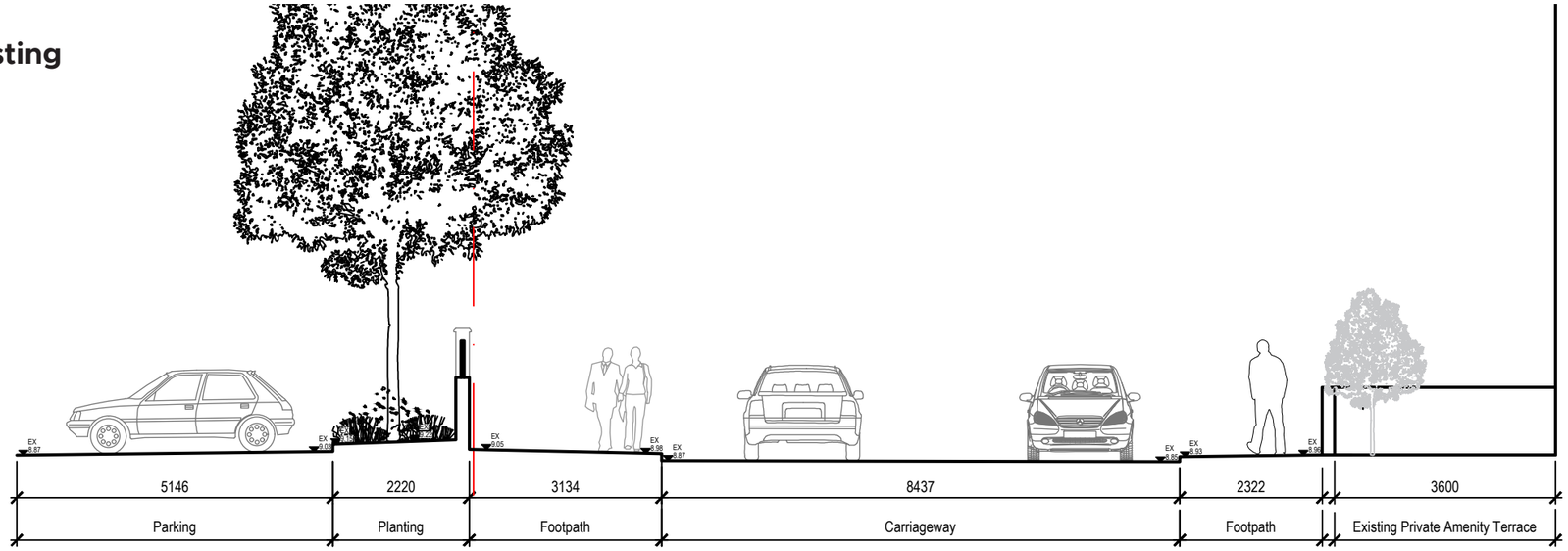
Landscape Strategies

Tree Retention

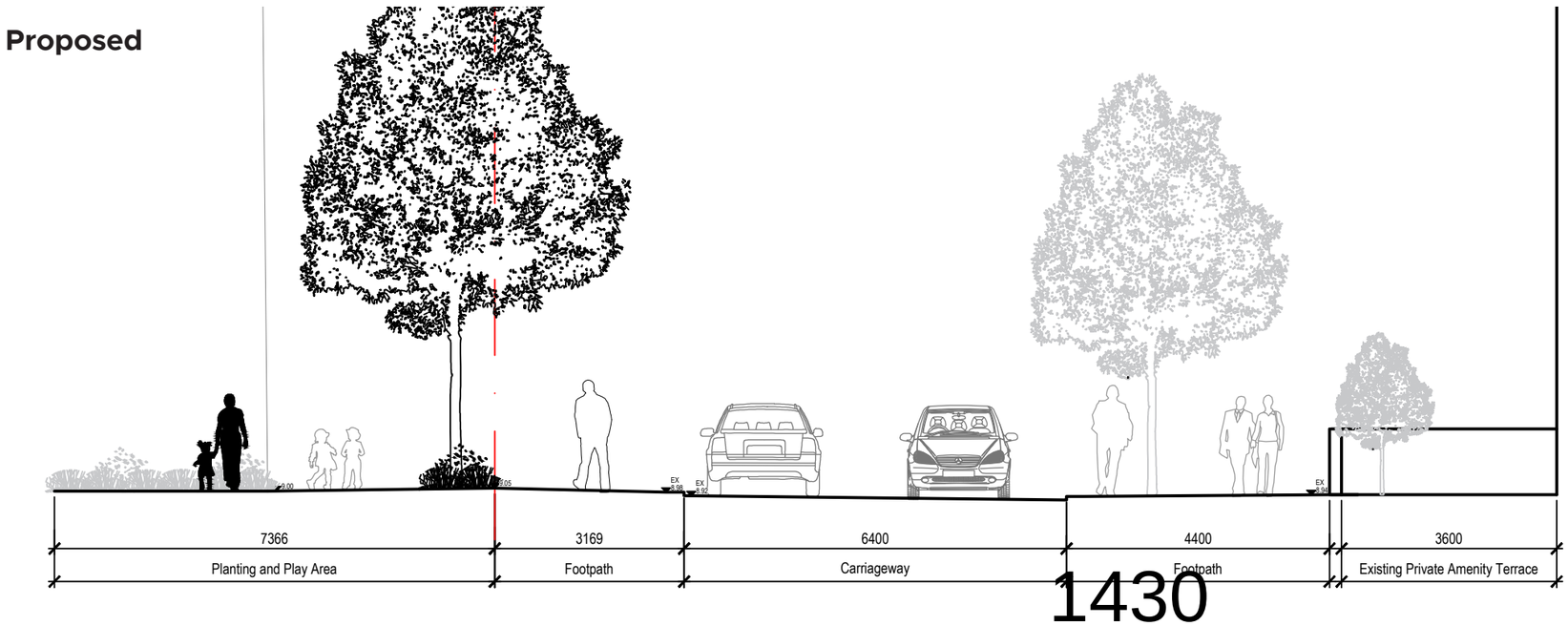


Hanover Park Section C-C'

Existing



Proposed



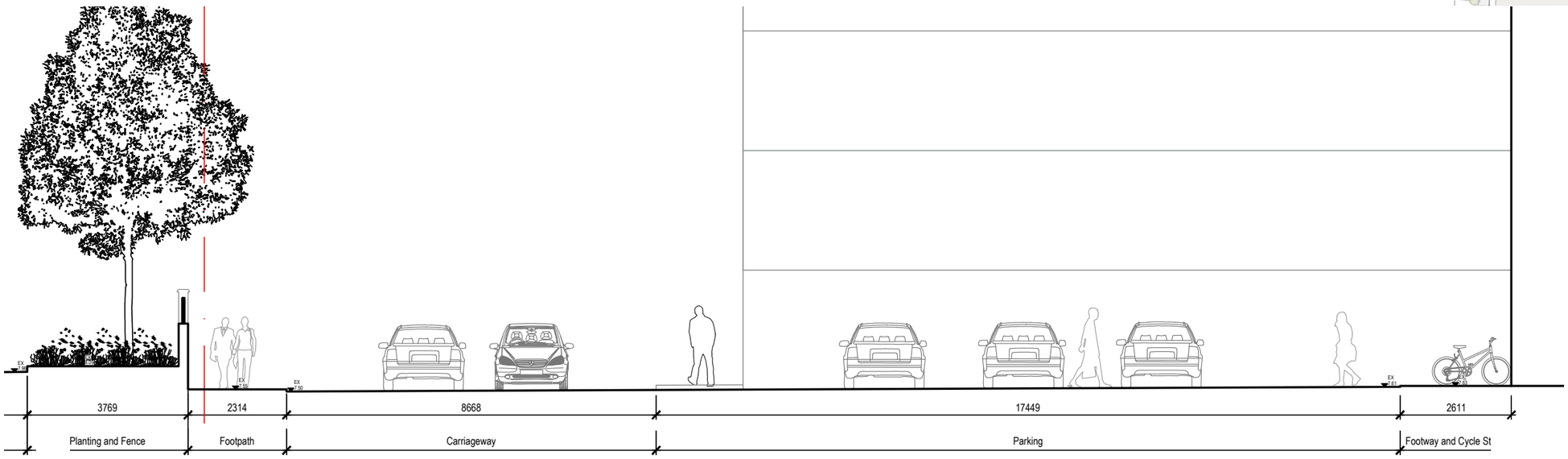
Landscape Strategies

Tree Retention

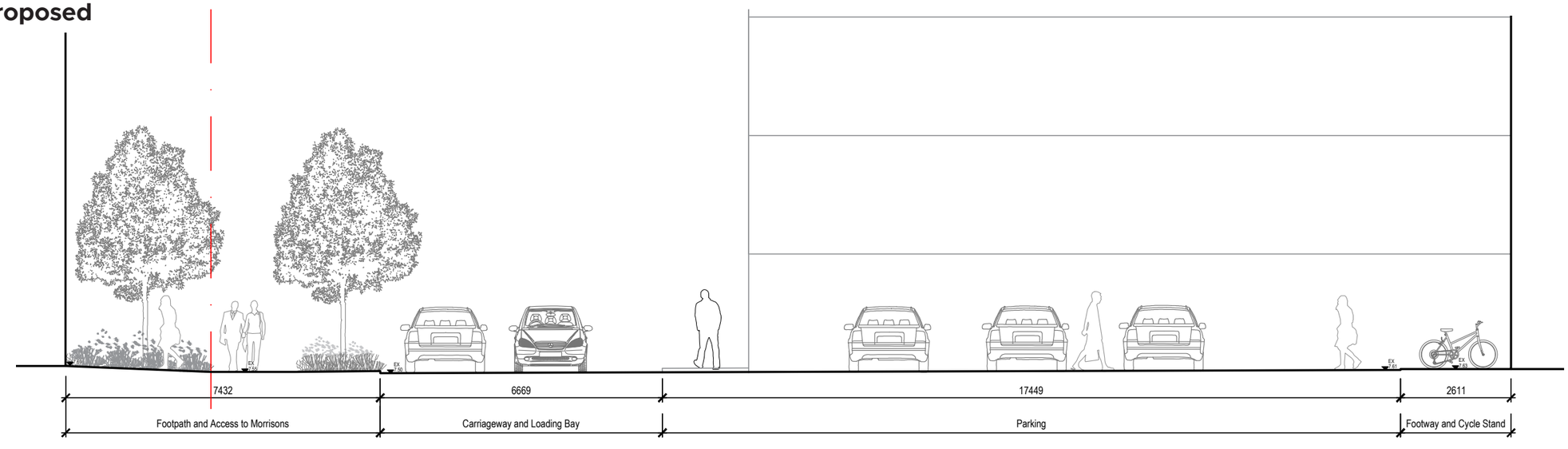


McKerrell Road Section A-A'

Existing



Proposed



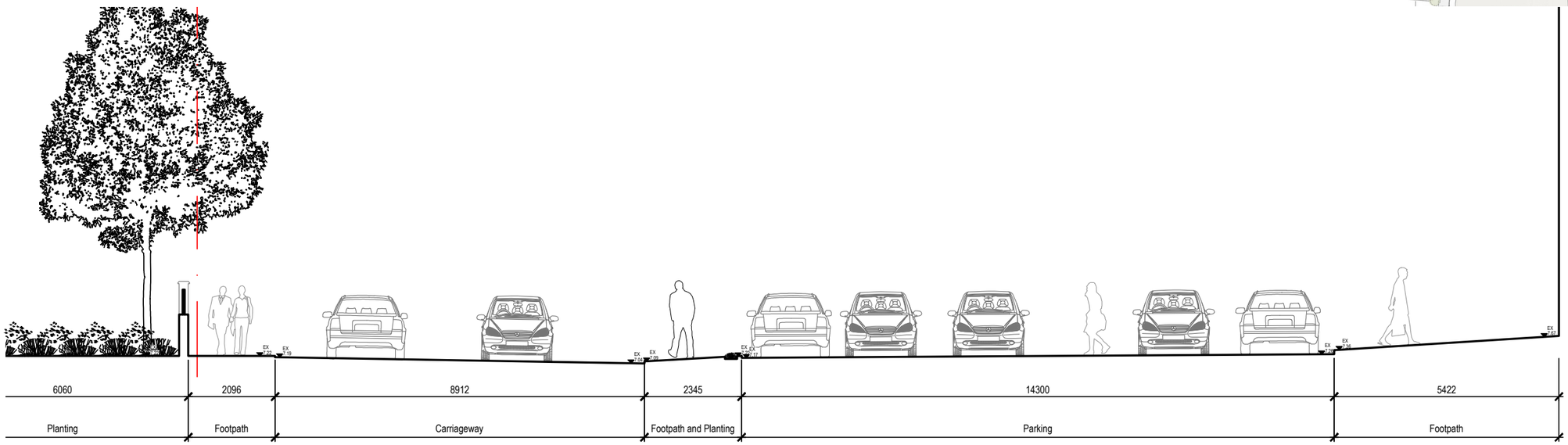
Landscape Strategies

Tree Retention

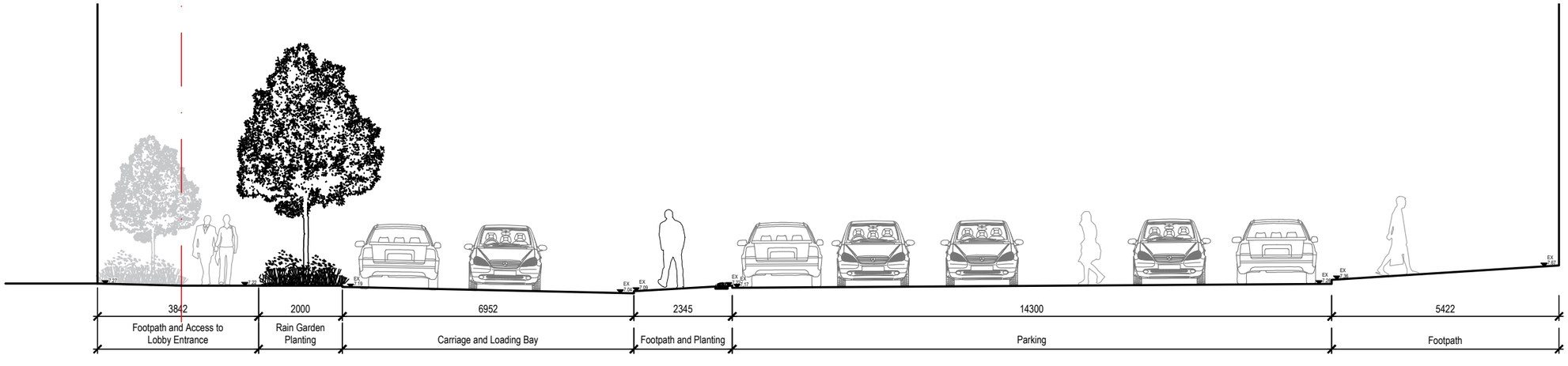


McKerrell Road Section B-B'

Existing



Proposed

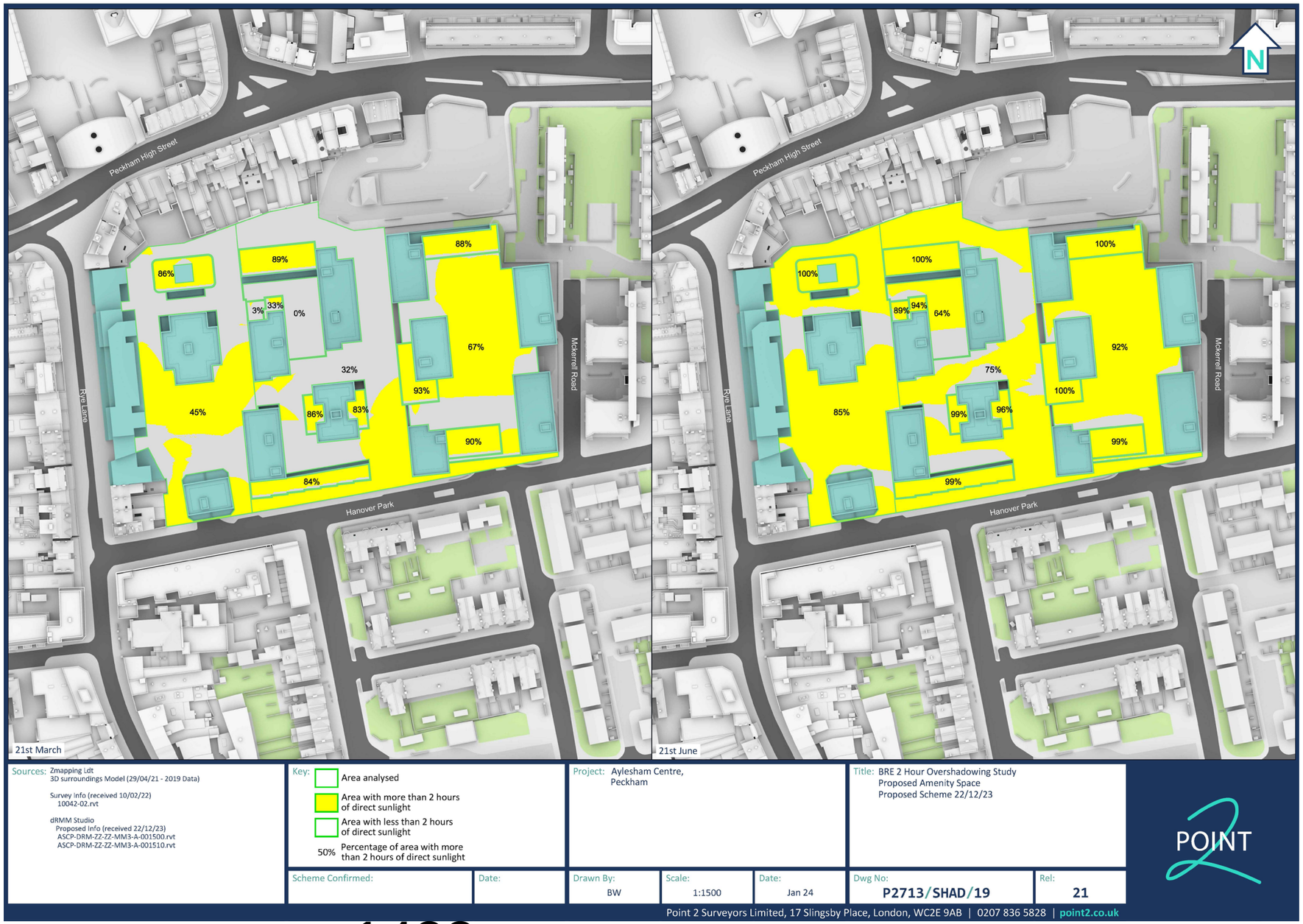


1432

Landscape Strategies

Sunlight / Daylight Testing

The diagram to the right displays the sunlight / daylight study conducted by Point2 for the BRE testing.



Sources: Zmapping.dt
3D surroundings Model (29/04/21 - 2019 Data)

Survey info (received 10/02/22)
10042-02.rvt

dRMM Studio
Proposed Info (received 22/12/23)
ASCP-DRM-ZZ-ZZ-MM3-A-001500.rvt
ASCP-DRM-ZZ-ZZ-MM3-A-001510.rvt

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Aylesham Centre, Peckham

Title: BRE 2 Hour Overshadowing Study
Proposed Amenity Space
Proposed Scheme 22/12/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		BW	1:1500	Jan 24	P2713/SHAD/19	21

Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk

Landscape Strategies

Sunlight / Daylight Testing

March 21st Sunlight Testing

The images to the right display an hour by hour analysis of sunlight and shadow within the public realm.



6:00am



7:00am



8:00am



9:00am



10:00am



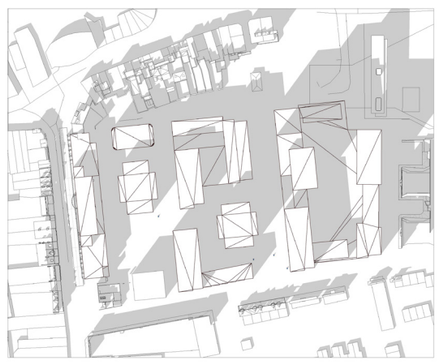
11:00am



12:00pm



1:00pm



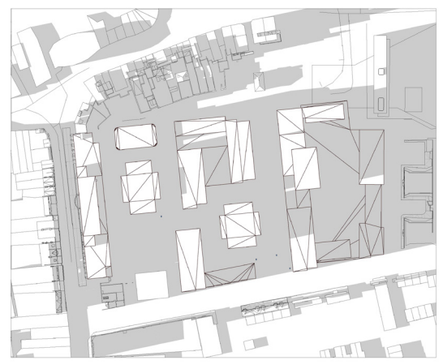
2:00pm



3:00pm



4:00pm



5:00pm

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1435

Illustration based on VU City visualisation



1 May 2024

Aylesham Centre Redevelopment

Pre-App 08

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DRAFT

Masterplan overview

DRAFT

1

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Masterplan overview

Summary

PLACEHOLDER

AERIAL CGI

DRAFT

1439

WIP

Masterplan overview

Consultation feedback

PLACEHOLDER

KEY FEEDBACK SUMMARY

1440

WIP

Masterplan overview

Facade approach



Overheating mitigation

- Deep window reveals
- Solar shading mechanisms
- Strategic balcony placement



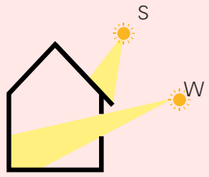
Acoustic consideration

- Glazing specification
- Attenuated ventilation panels
- Reduction of echo via sound dissipating internal finishes



Energy efficiency

- Enhanced fabric performance through airtightness detailing
- Balancing 'free' winter heating solar gain with summer overheating risk



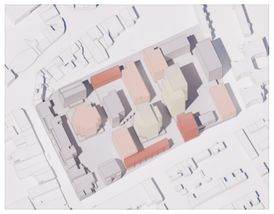
Daylight / Sunlight

- Window orientation and placement
- Glazing ratio, sizing and geometry to utilise less glazing whilst maximising daylight levels
- Balcony placement to enable maximum daylight

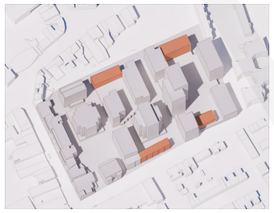


Residential typologies

Layering approach

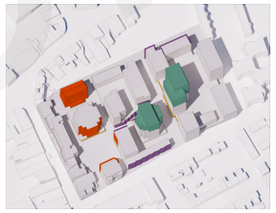


Parapet articulation

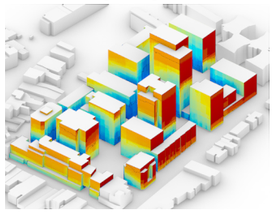


Technical considerations

Visual mitigation

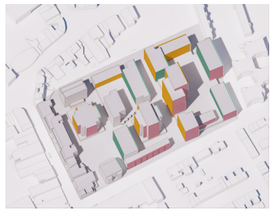


Overheating mitigation*

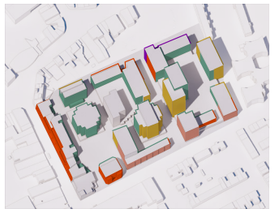


Technical considerations

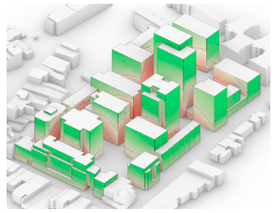
Balcony strategy



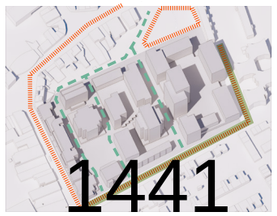
Acoustic response



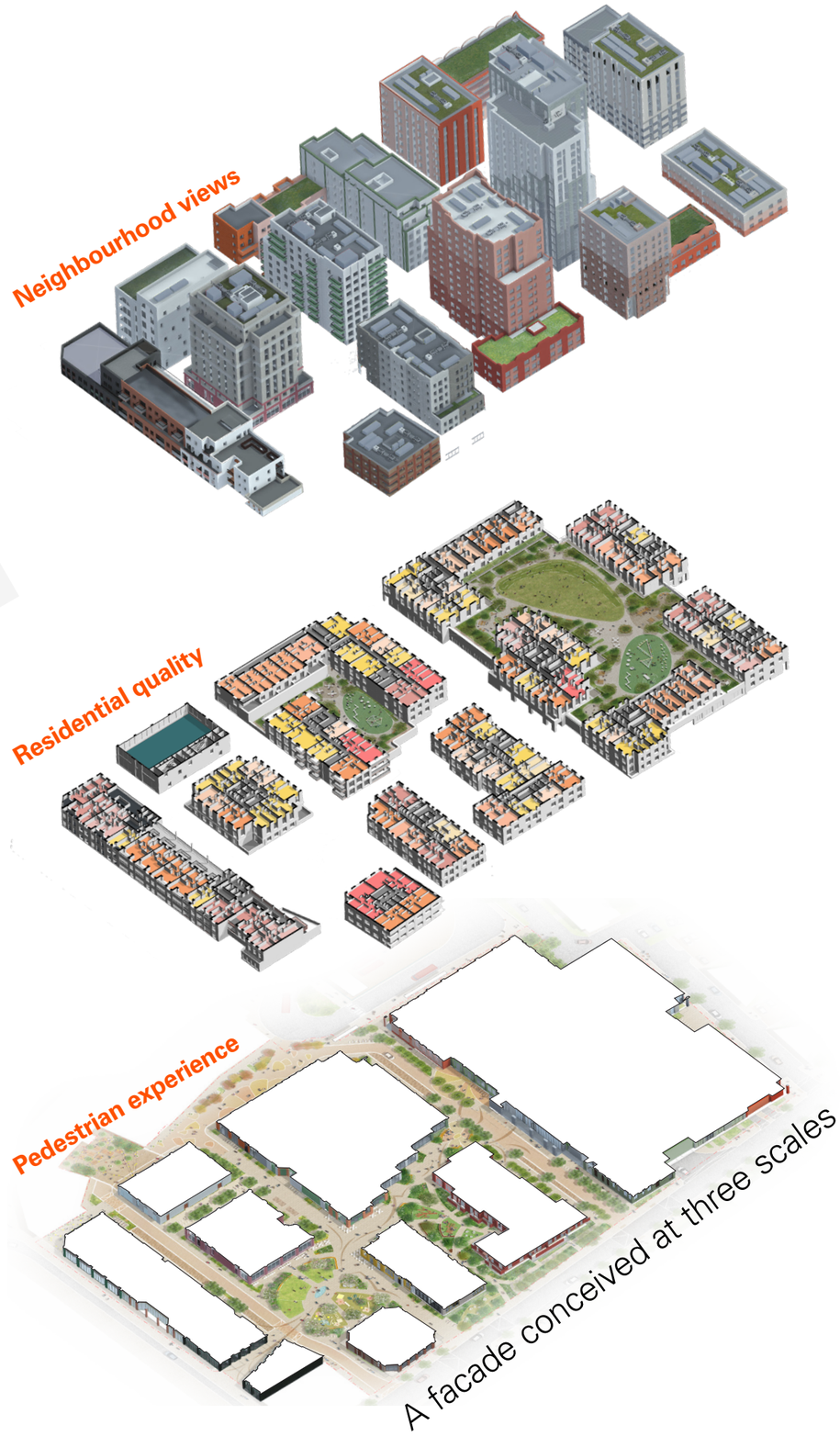
Daylight / sunlight*



Site accessibility



*dRMM internal assessment



Masterplan overview

Pedestrian experience

- Base of buildings respond to immediate context
- Accented plinths define key frontages and frames public realm
- Set back entrances contrast and highlight communal and private access to residential buidlings



Masterplan overview

Pedestrian experience

PLACEHOLDER

BUS DEPOT + P.YARDS SECTION

DRAFT

WIP

Masterplan overview

Residential Quality

- Uniquely expressed residential buildings to improve wayfinding through site
- Facade articulation and materiality are informed by daylighting considerations



PLACEHOLDER
TYPICAL LAYOUTS

1444

WIP

Masterplan overview

Communal gardens

PLACEHOLDER

Podium gardens zoom-in

DRAFT

Facade approach

Neighbourhood views

- Form and colour of buildings respond to long townscape views



DRAFT

Residential Quality: Phase 1

DRAFT

2

Phase 1

Overview



Building L

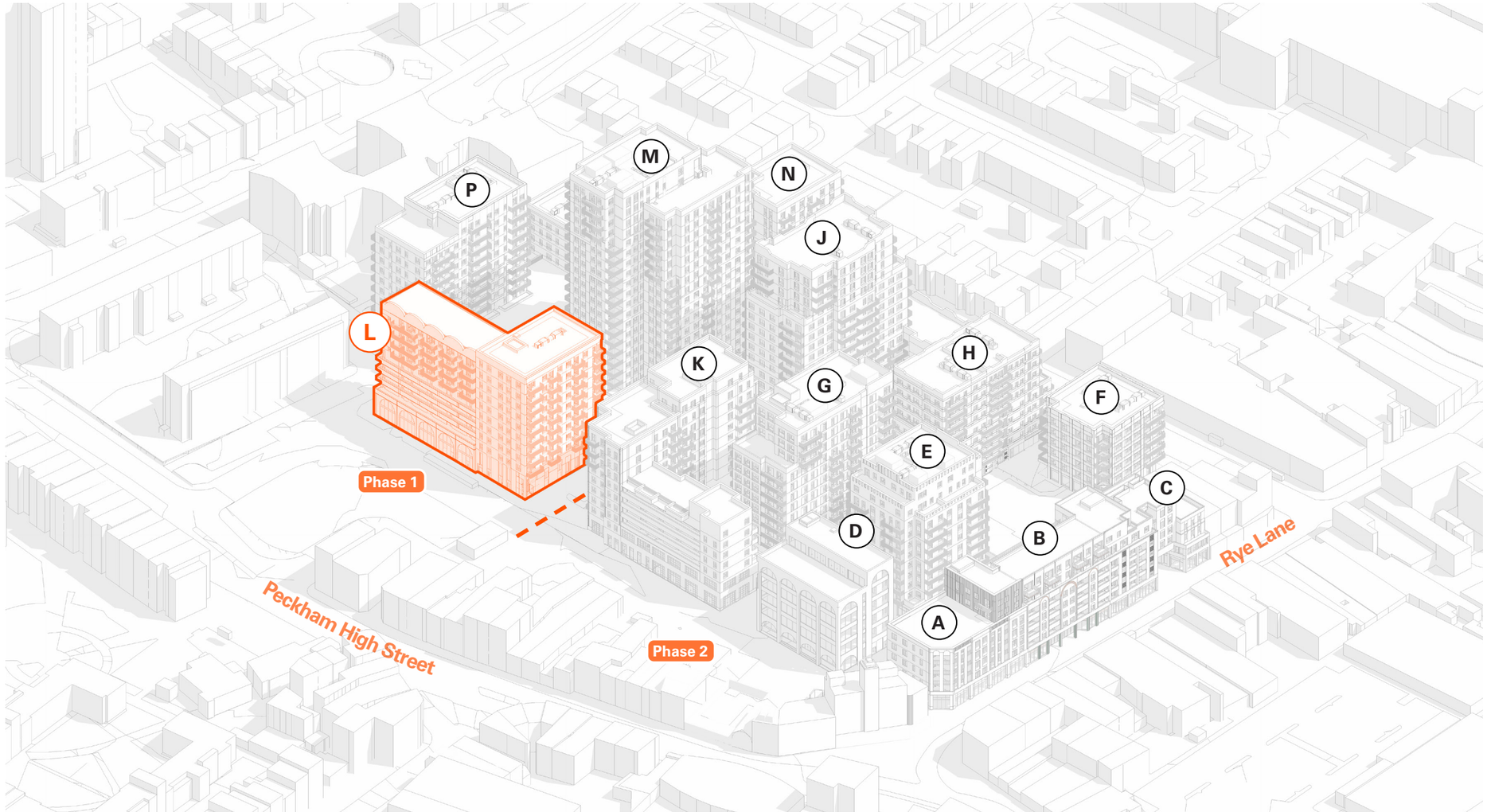
Overview

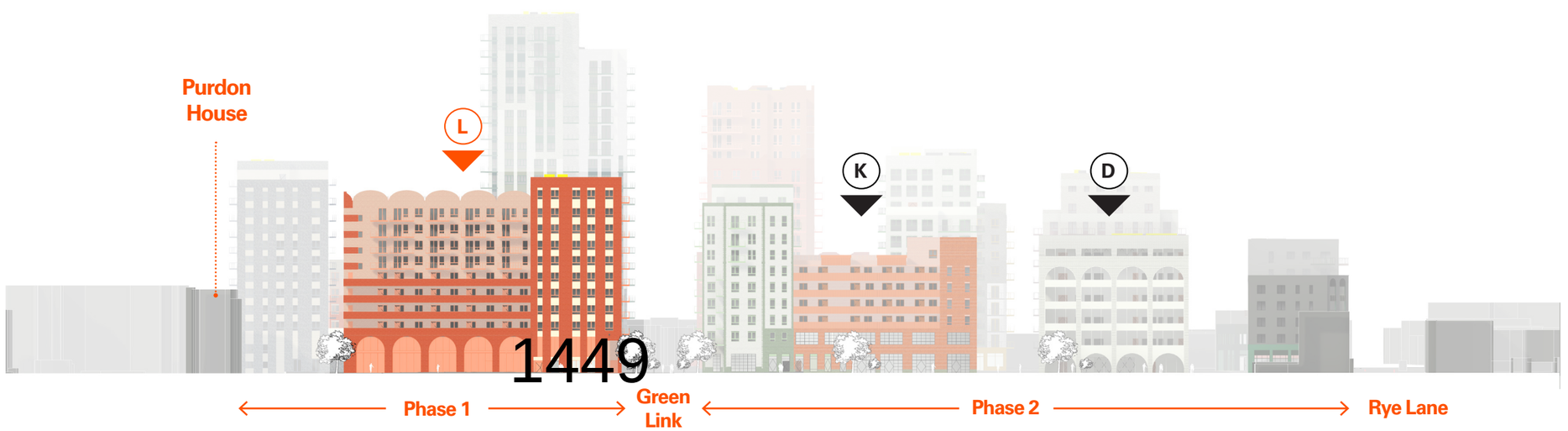
MRK / INT

18	40
1B1P	1B2P
10	26
2B3P	2B4P
0	0
3B5P	3B6P

GIA

93,027 ft²
8,642 m²





Building L

Floorplans

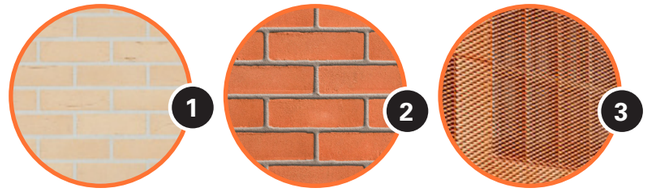
PLACEHOLDER

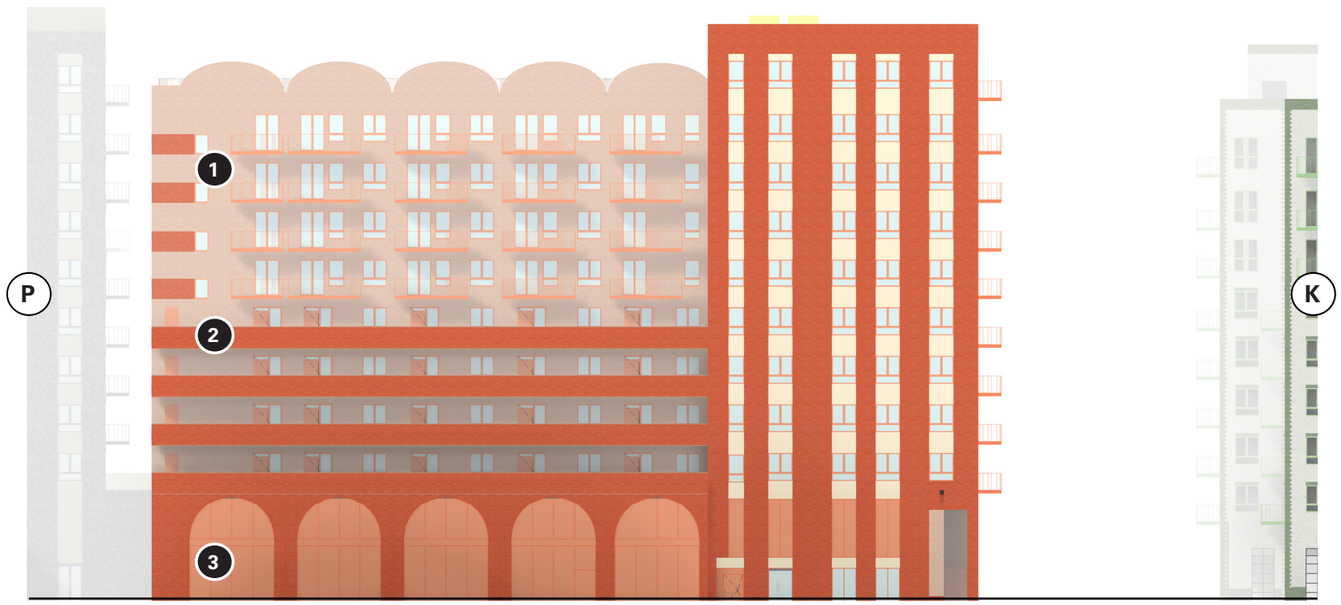
TYPICAL FLOOR PLANS

1450

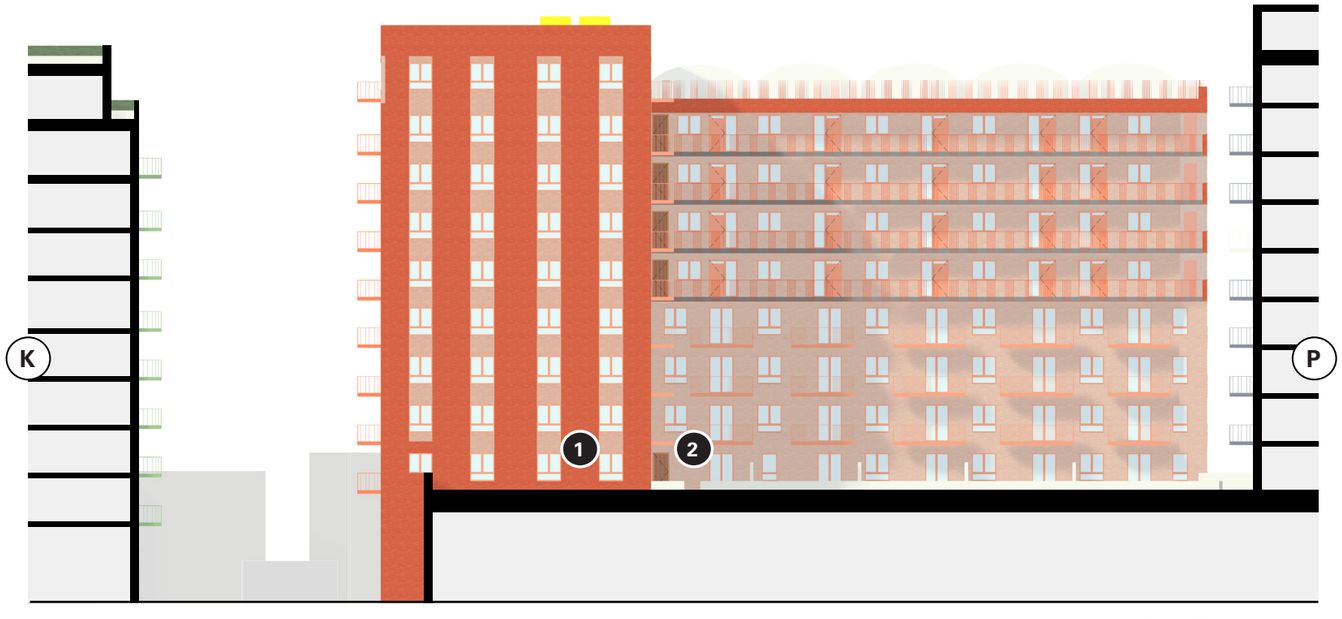
Building L

Facades

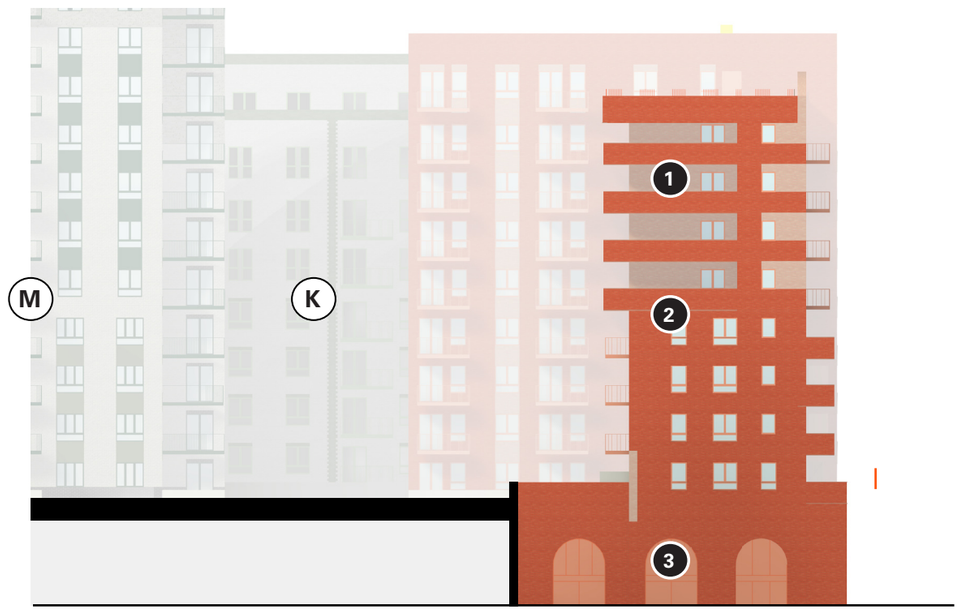




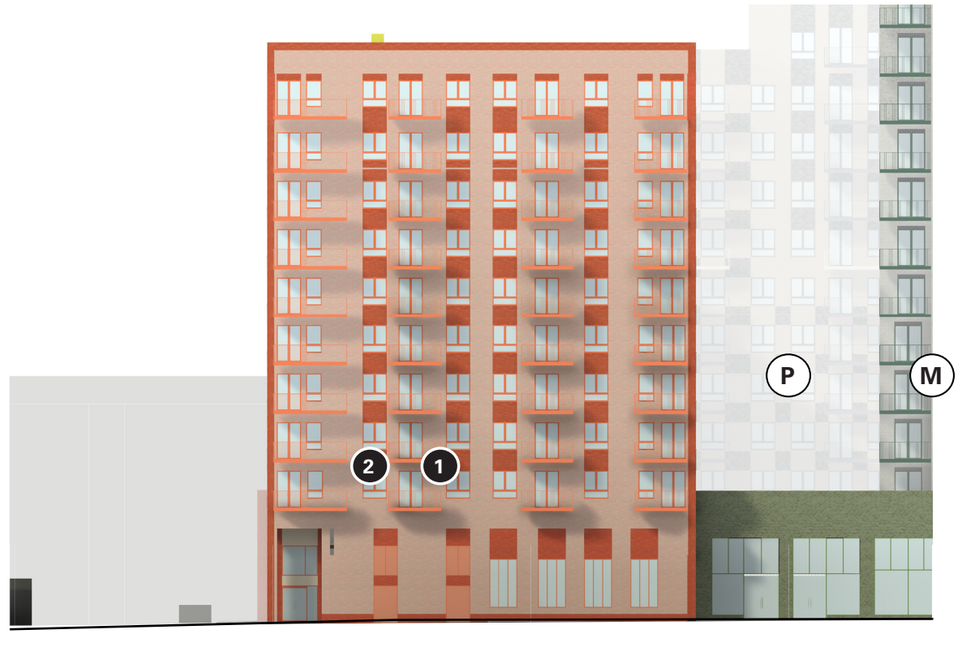
1 Bus depot elevation (North facing)



3 Podium elevation (South facing)



2 Mckerrell Road elevation (East facing)



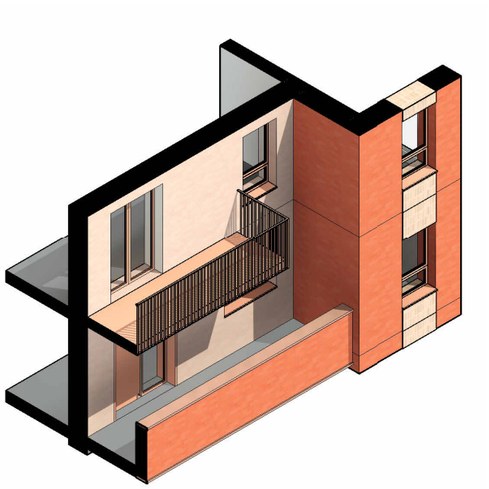
4 Green Link elevation (West facing)

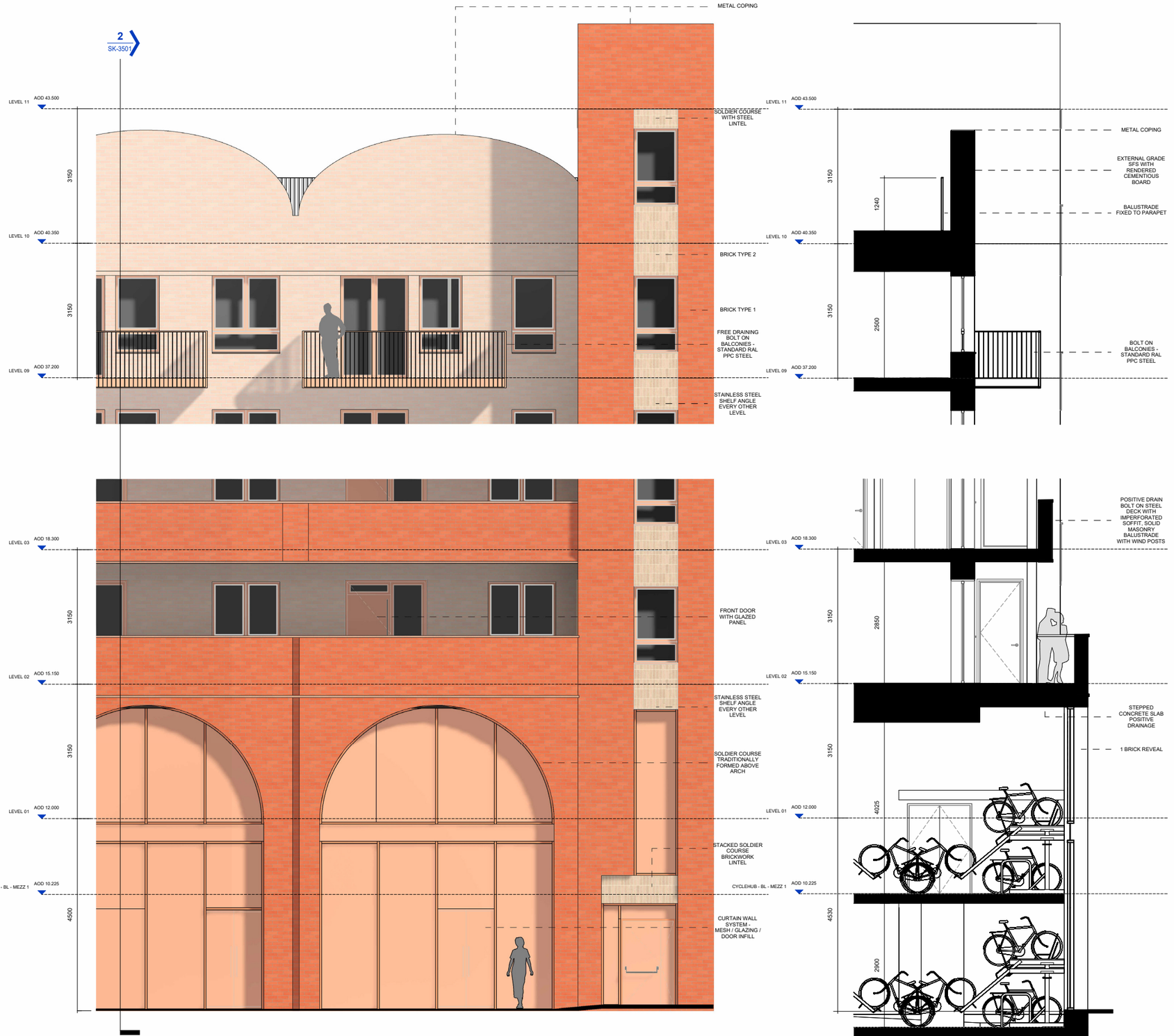
0 1 2 3 4 5 10 m

Building L

Bay elevation







1452

0 10 20 50 m

Building M

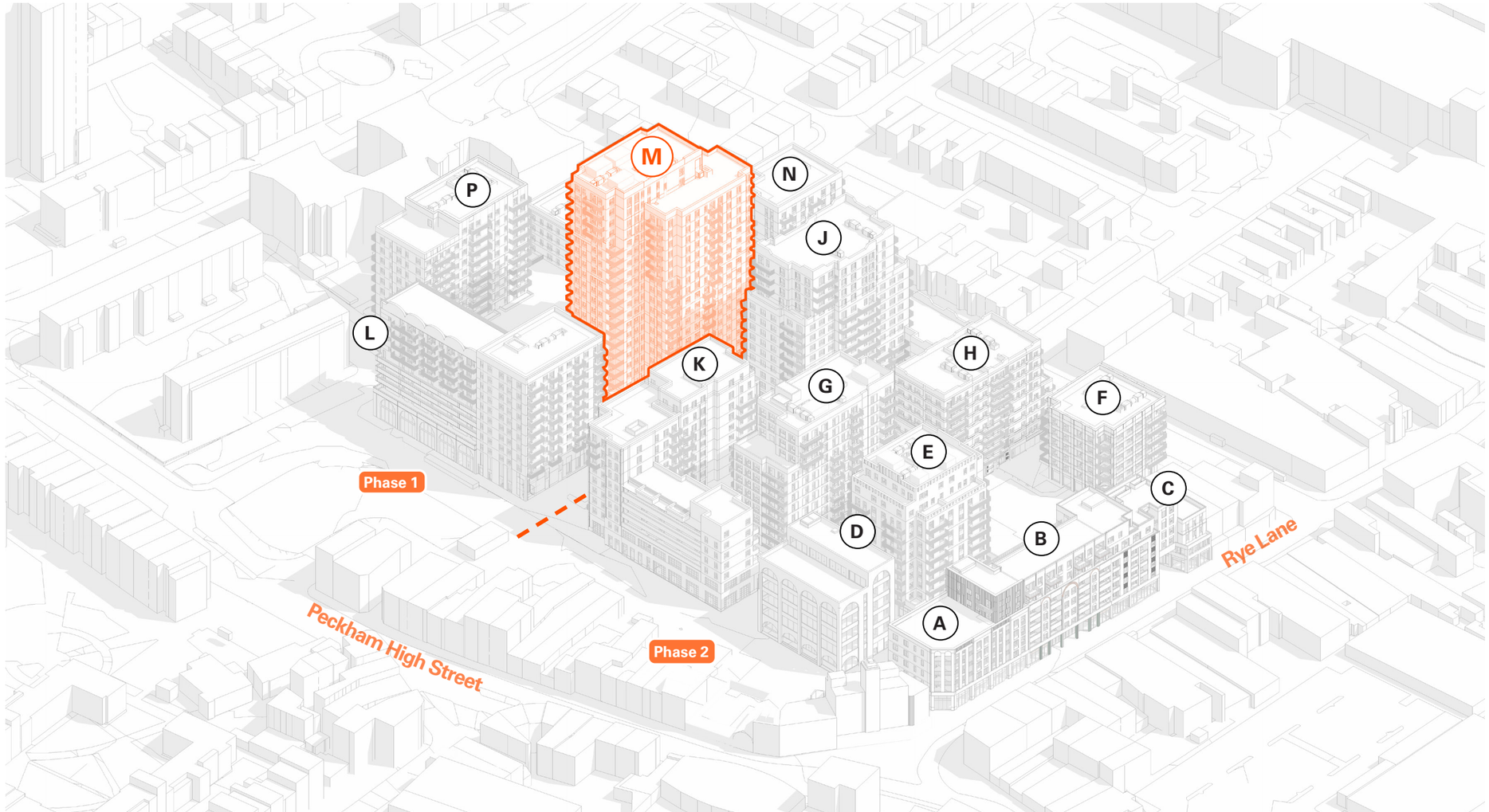
Overview

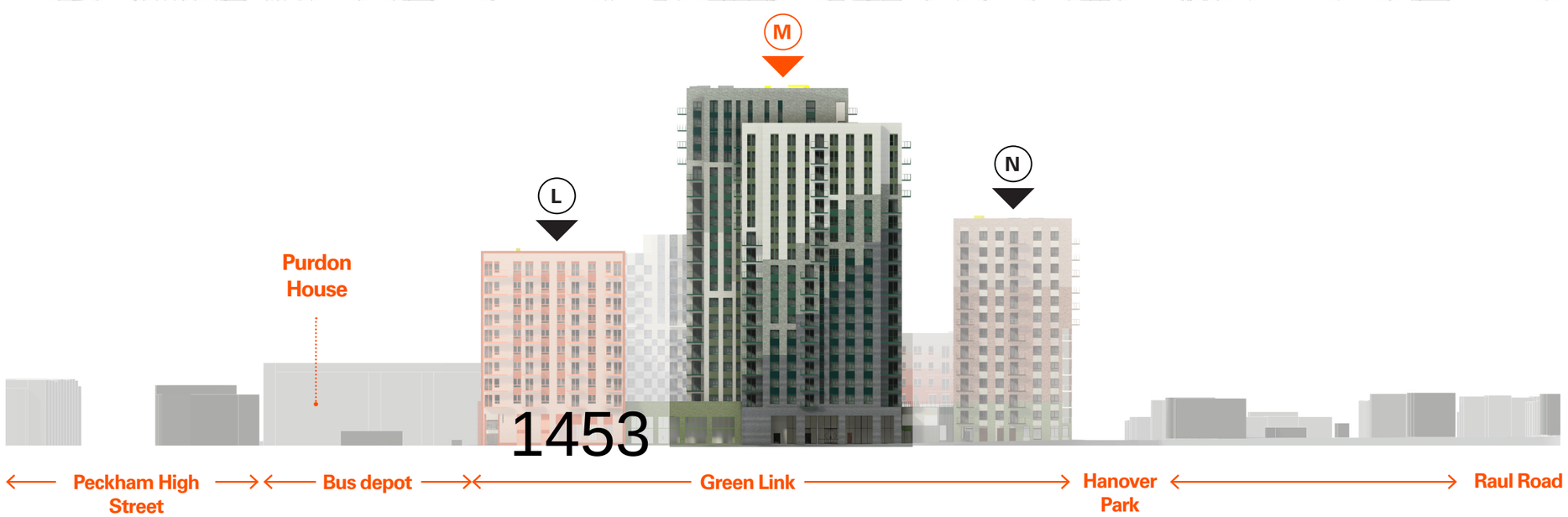
Market Sale

15	34
1B1P	1B2P
6	57
2B3P	2B4P
6	32
3B5P	3B6P

GIA

167,961 ft²
15,604 m²





Building M

Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

1454

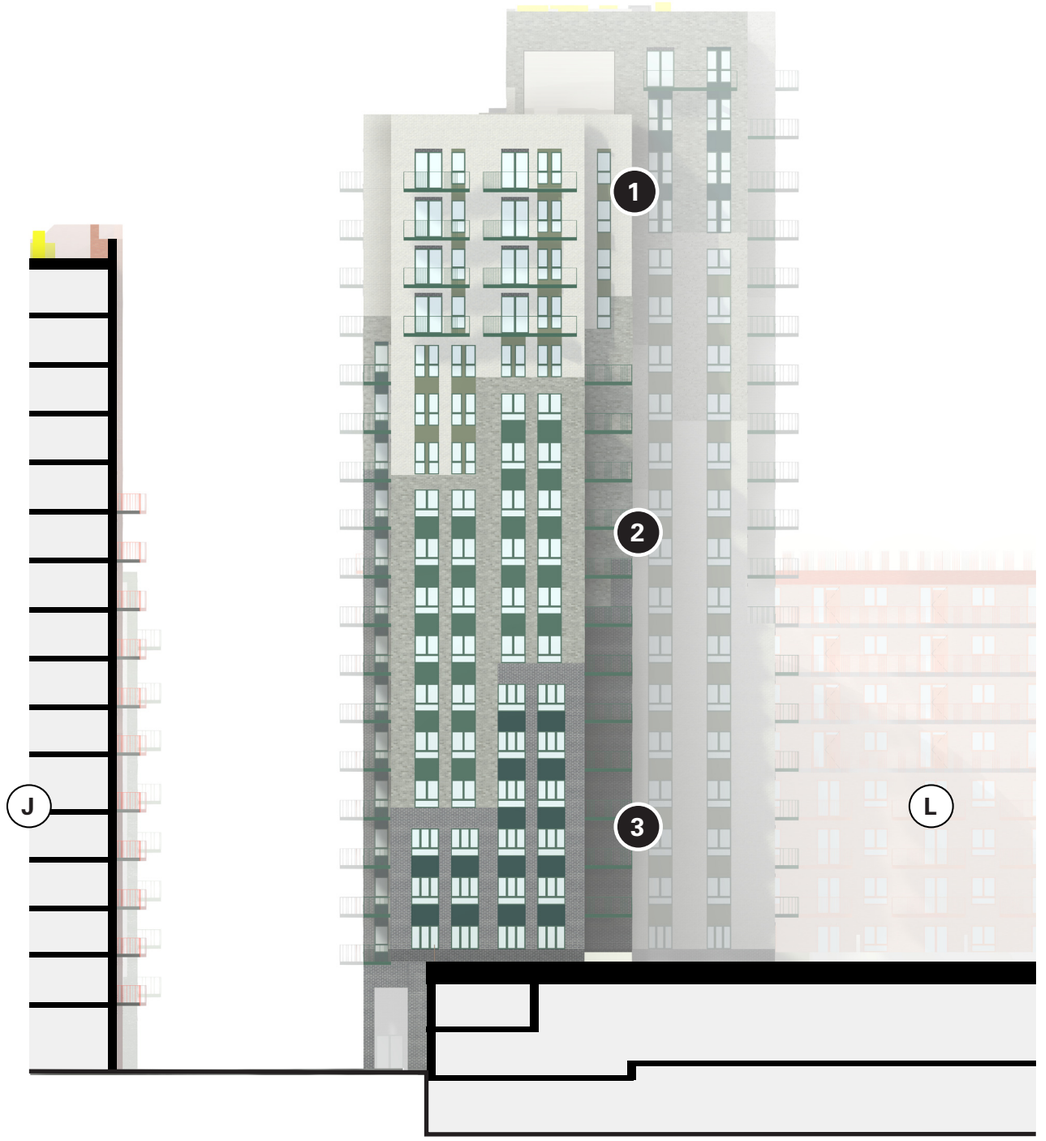
Building M

Facades





1 Aylesham Place elevation (West facing)

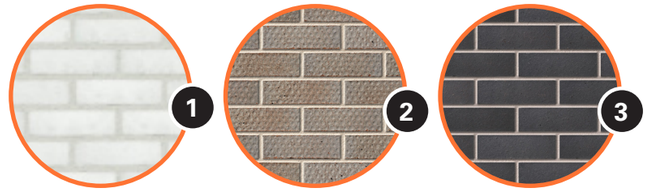


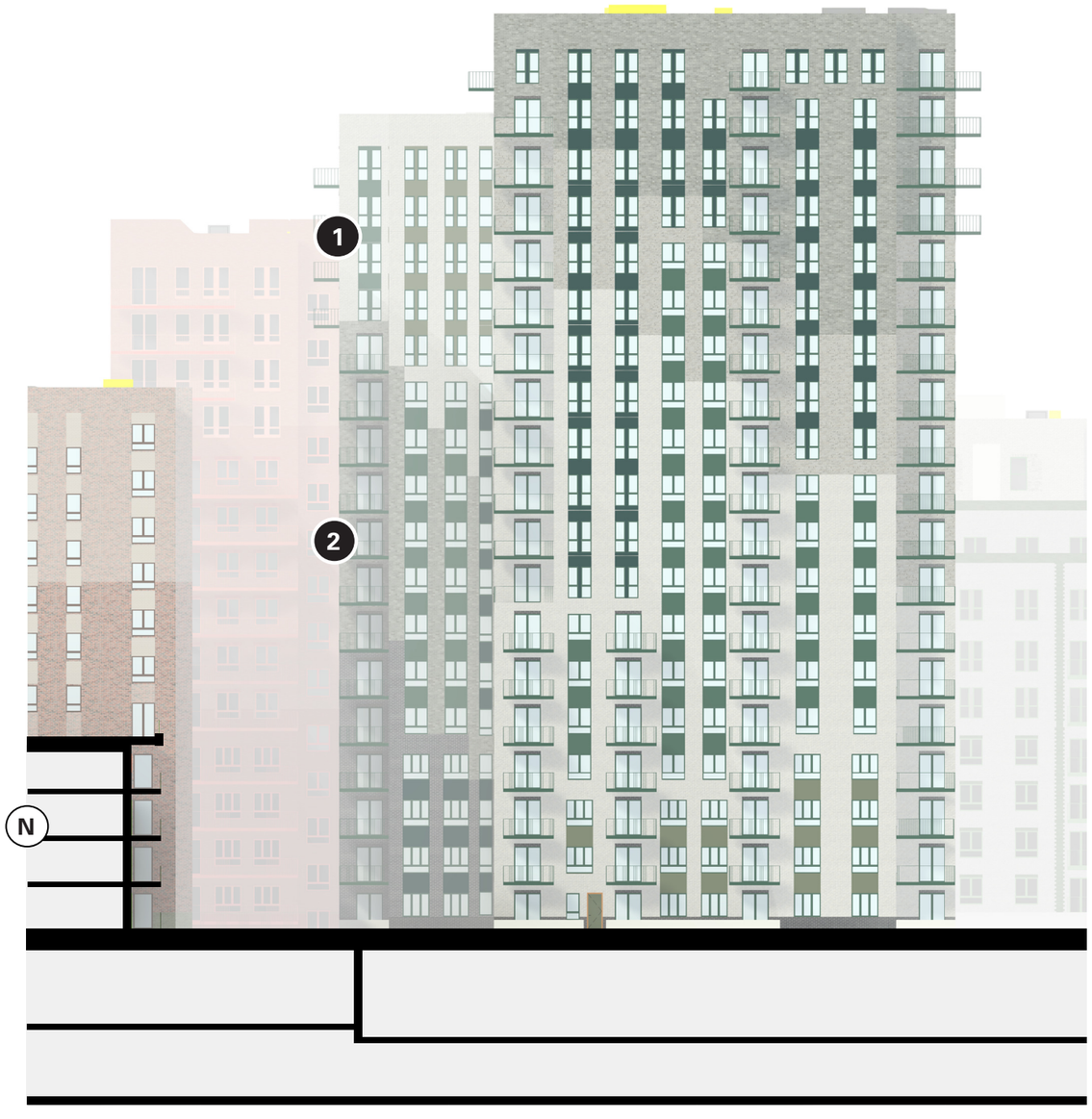
2 Green Link elevation (South facing)

0 1 2 3 4 5 10 m

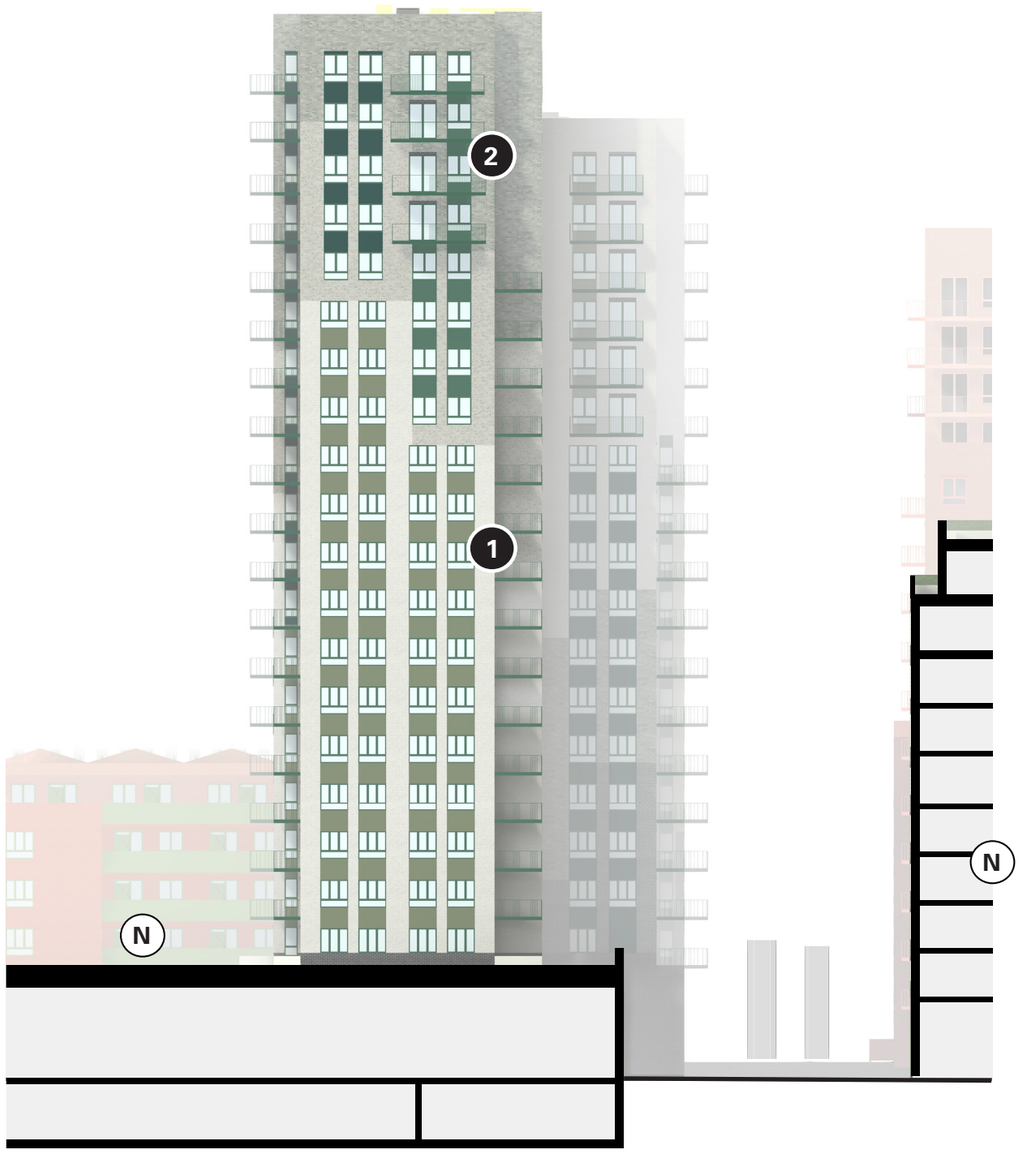
Building M

Facades





1 Podium elevation (West facing)

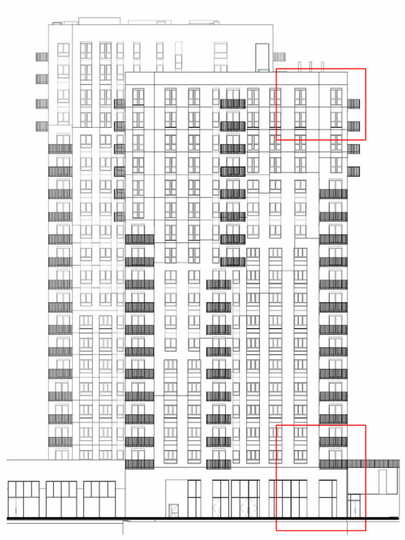


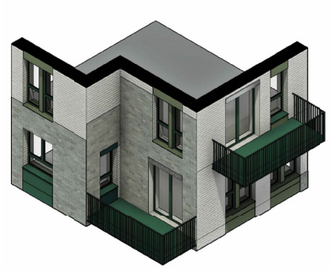
2 Green Link elevation (North facing)

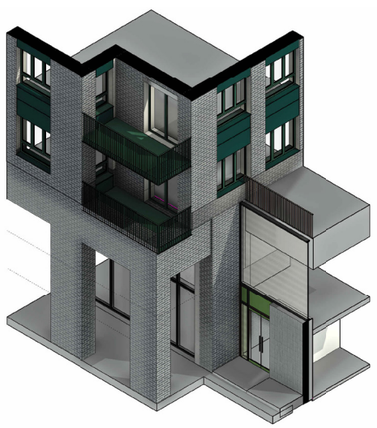
0 1 2 3 4 5 10 m

Building M

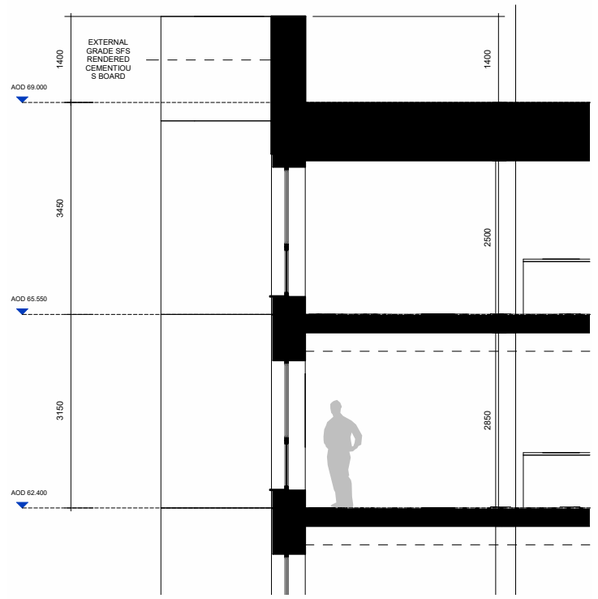
Bay elevation

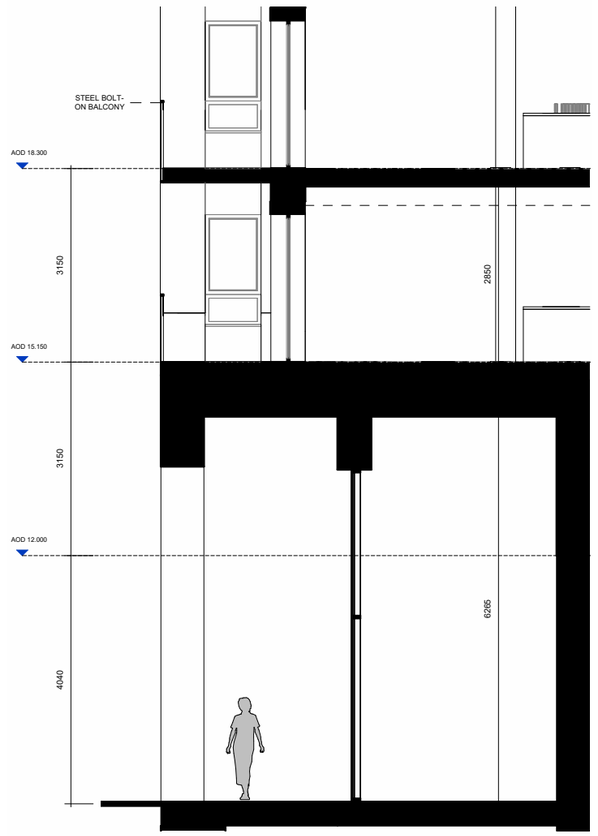












1457

0 10 20 50 m

Building N

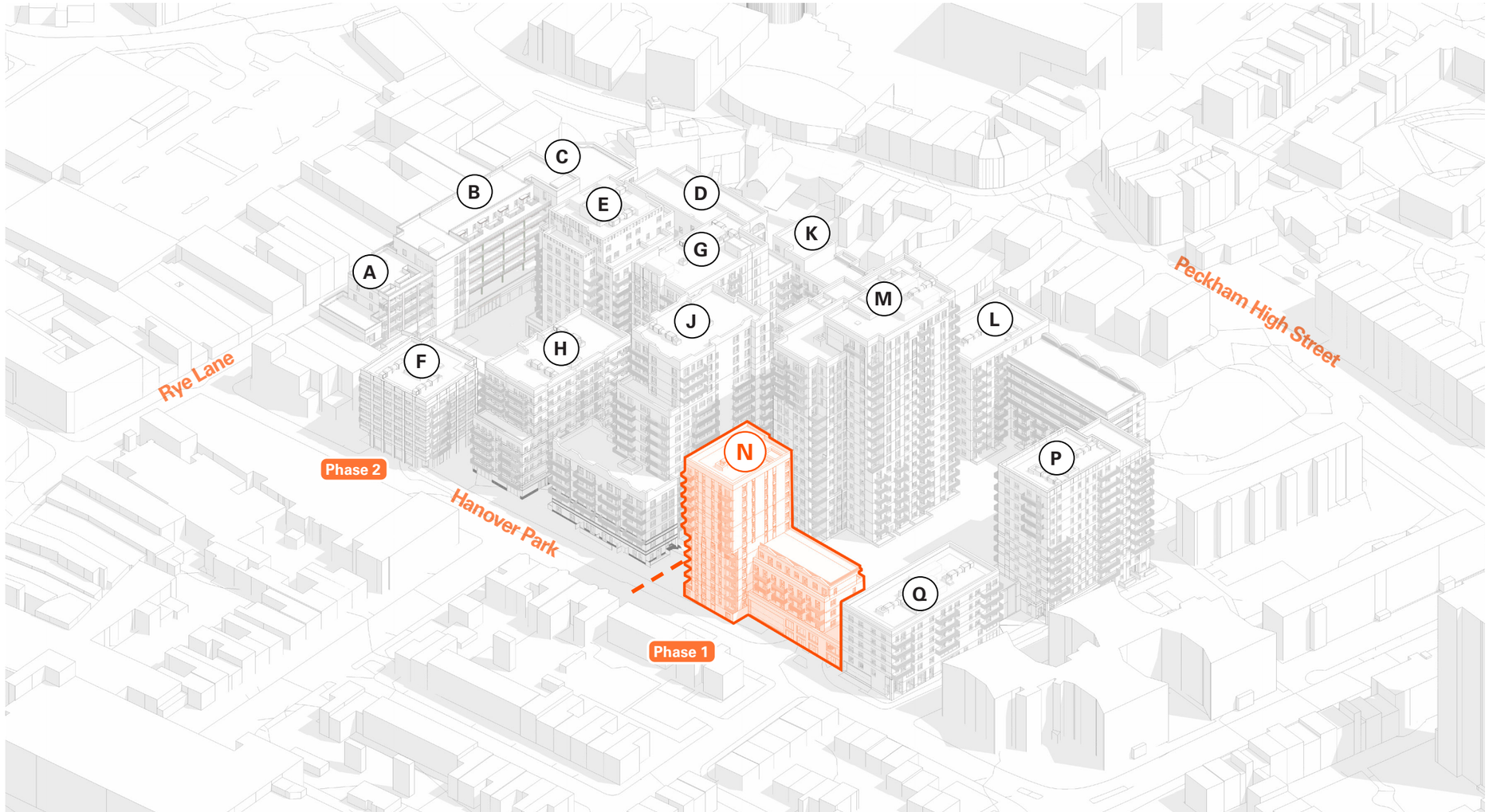
Overview

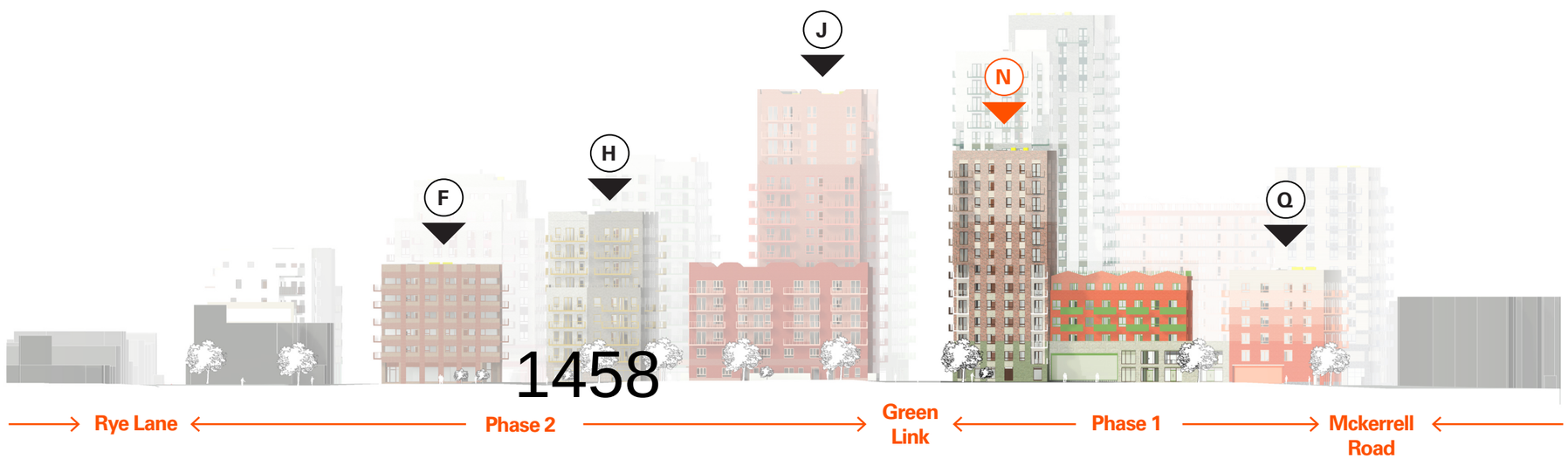
MRK / INT

6	46
1B1P	1B2P
9	3
2B3P	2B4P
0	0
3B5P	3B6P

GIA

67,145 ft²
6,238 m²





Building N

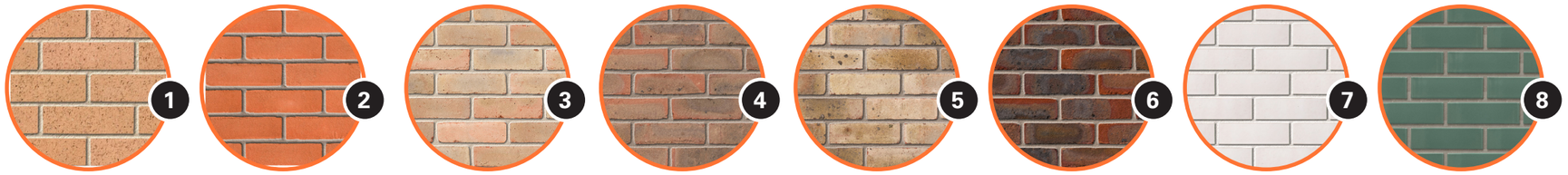
Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

Building N

Facades





3 Hanover Park elevation (West facing)



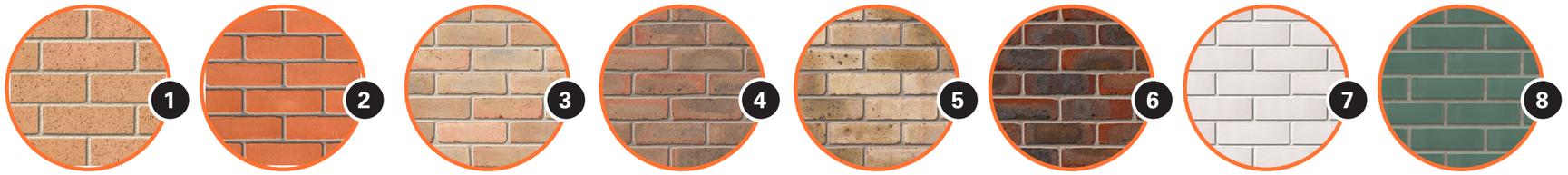
4 Green Link elevation (North facing)

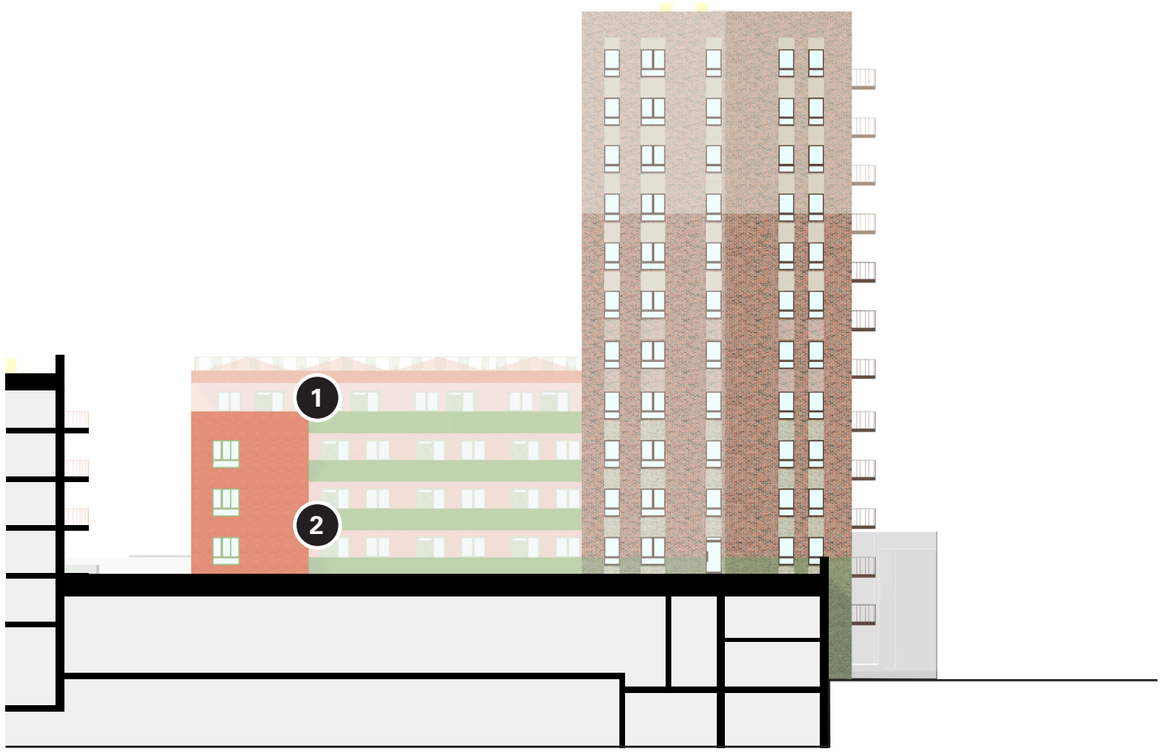
1460

0 1 2 3 4 5 10 m

Building N

Facades





3 Podium elevation (South facing)

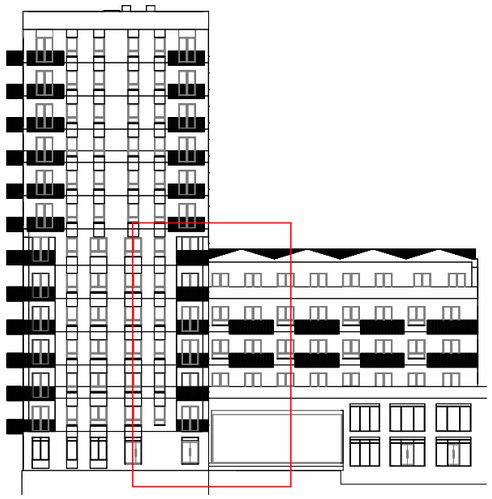


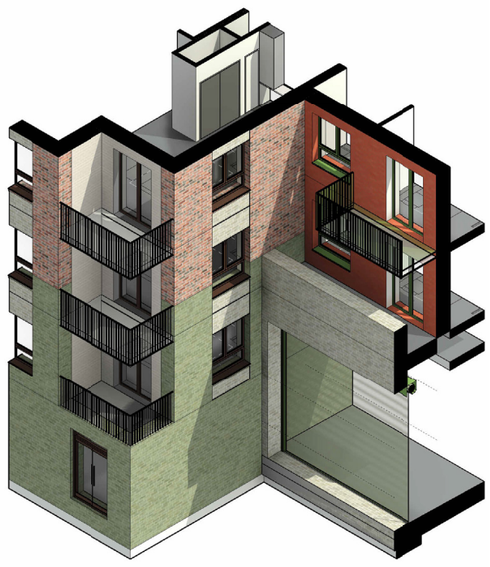
4 Podium elevation (East facing)

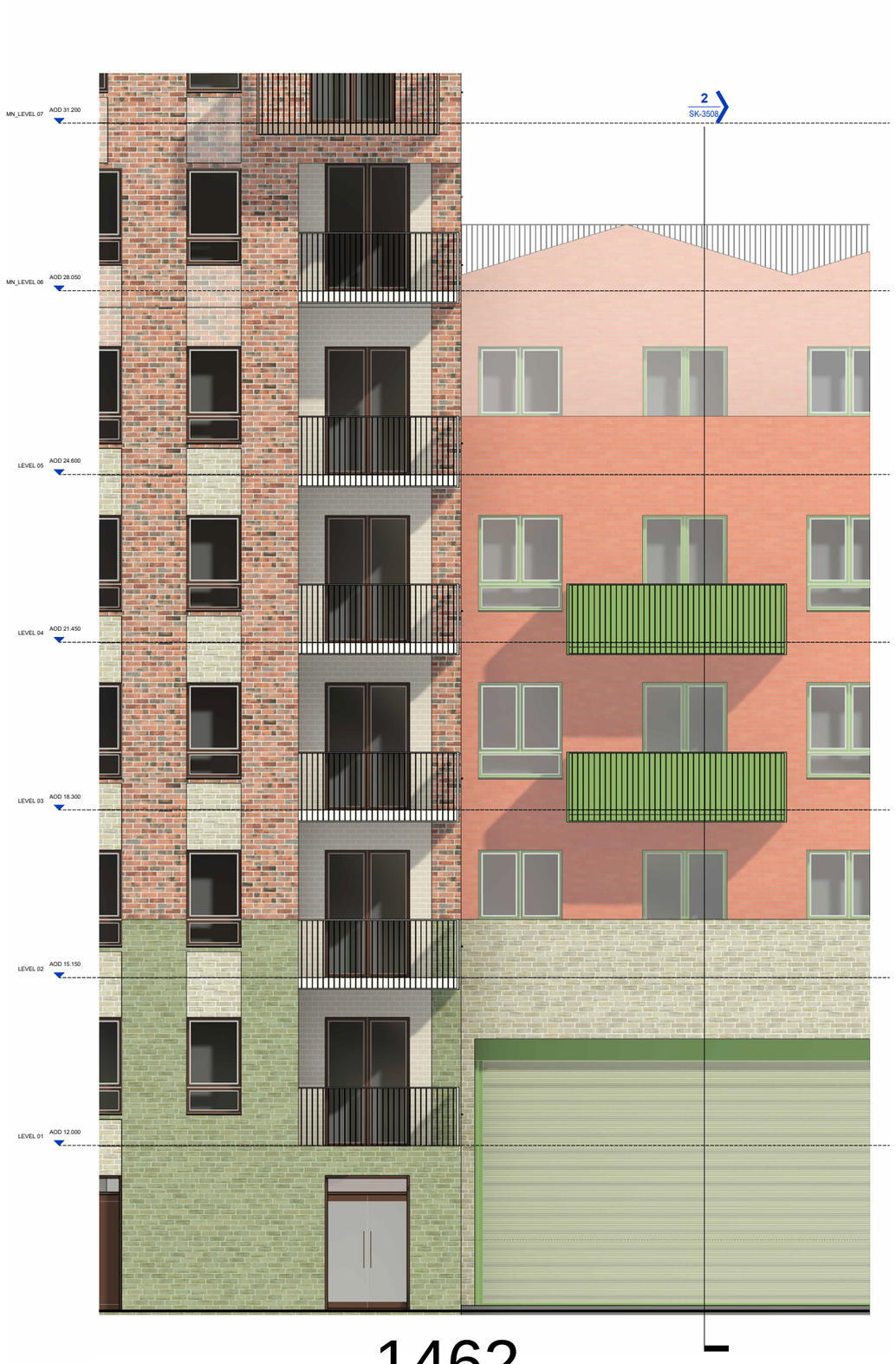
0 1 2 3 4 5 10 m

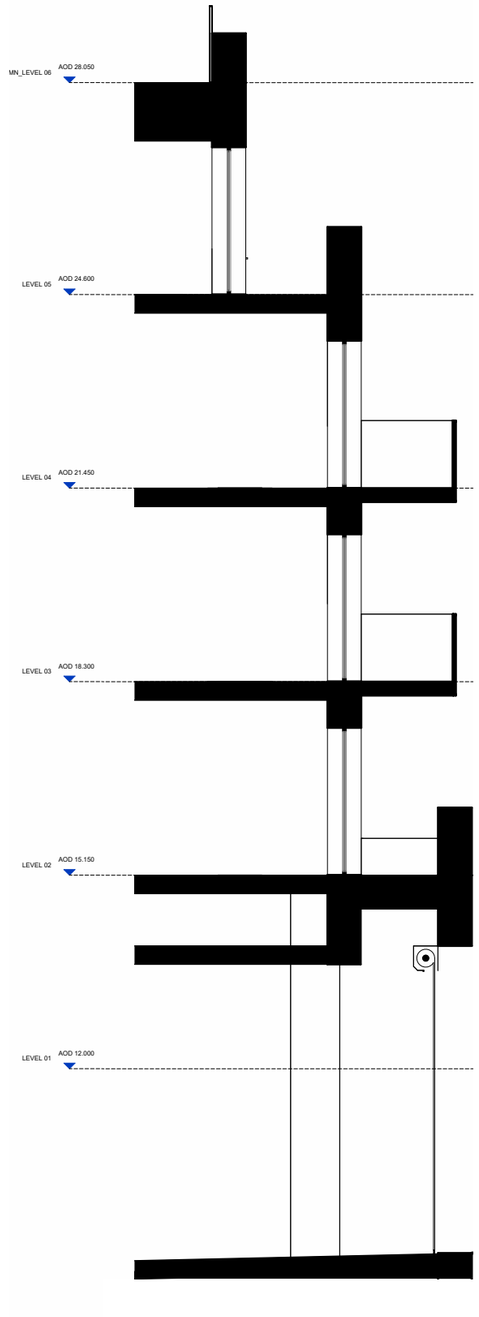
Building N

Bay elevation









1462

0 10 20 50 m

Building P

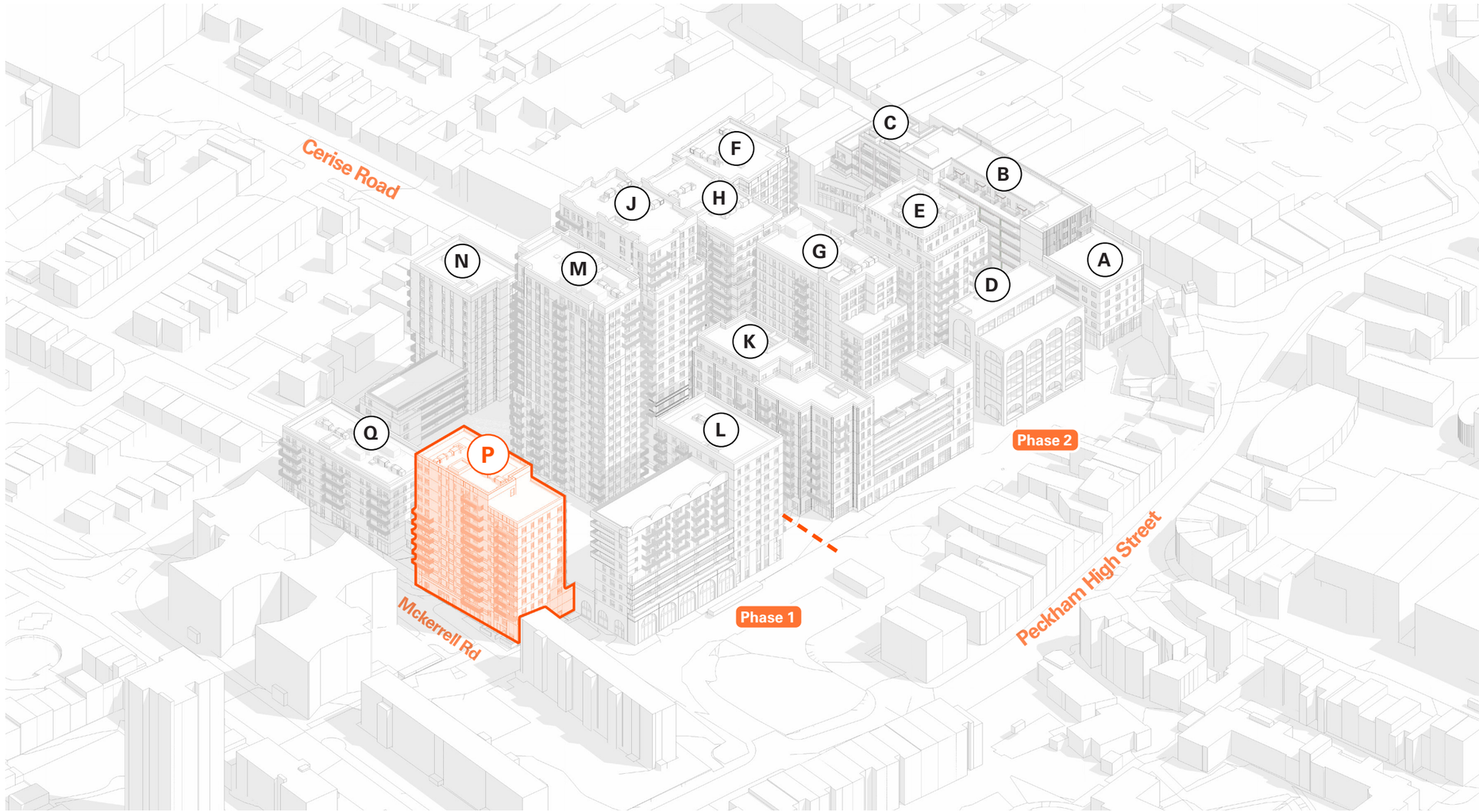
Overview

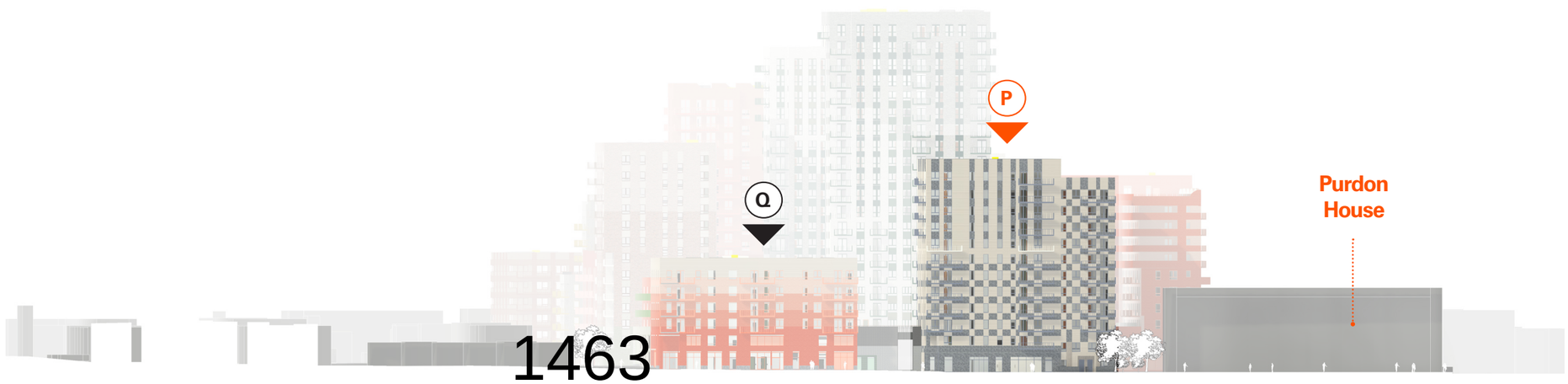
Social Rent

0	12
1B1P	1B2P
21	10
2B3P	2B4P
18	0
3B5P	3B6P

GIA

73,855 ft²
6,861 m²





Building P

Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

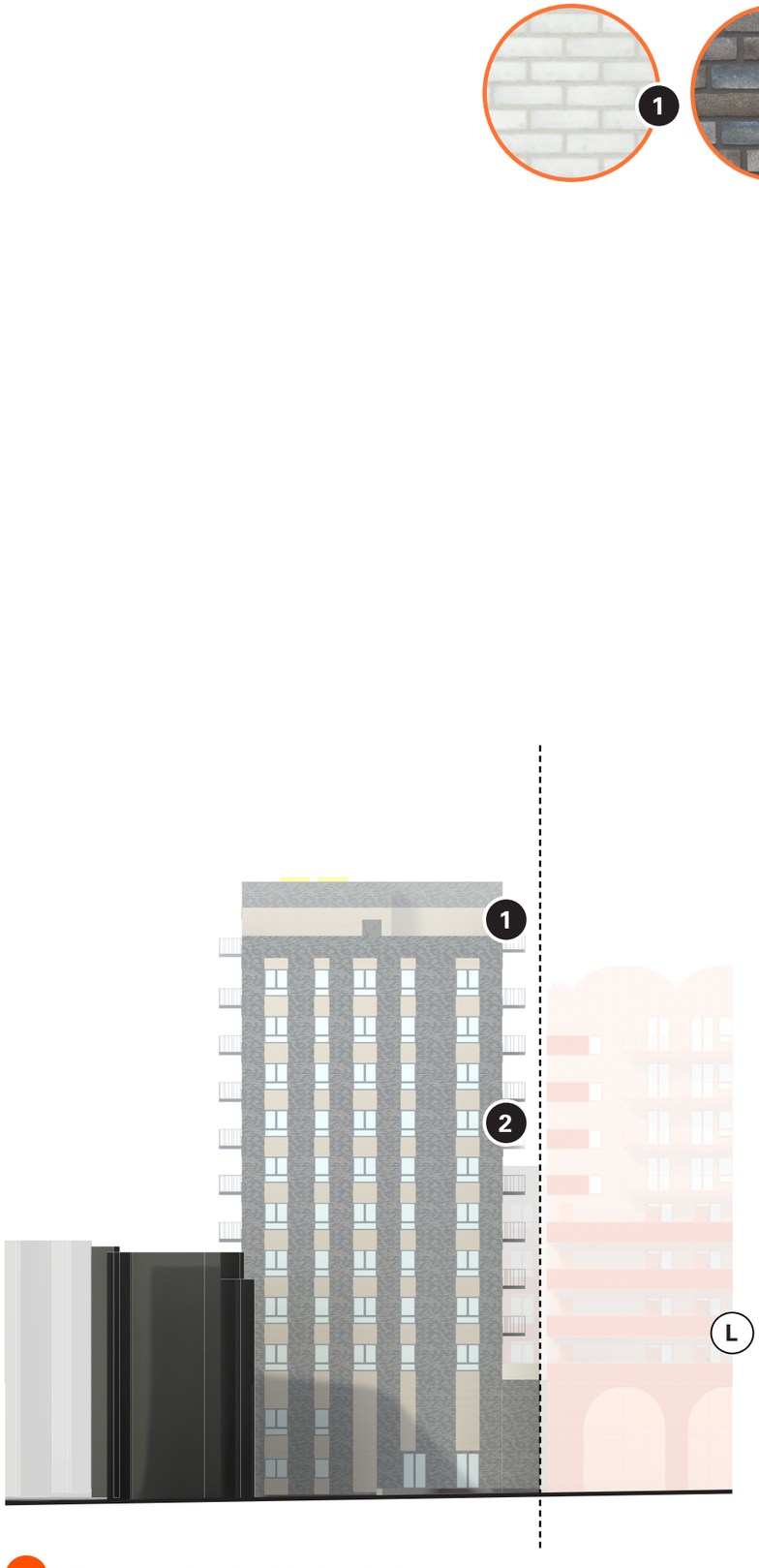
1464

Building P

Facades



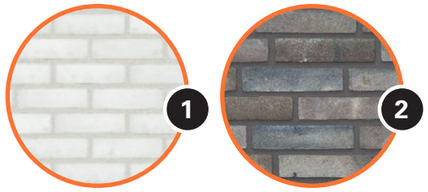
1 Mckerrell Road elevation (East facing)

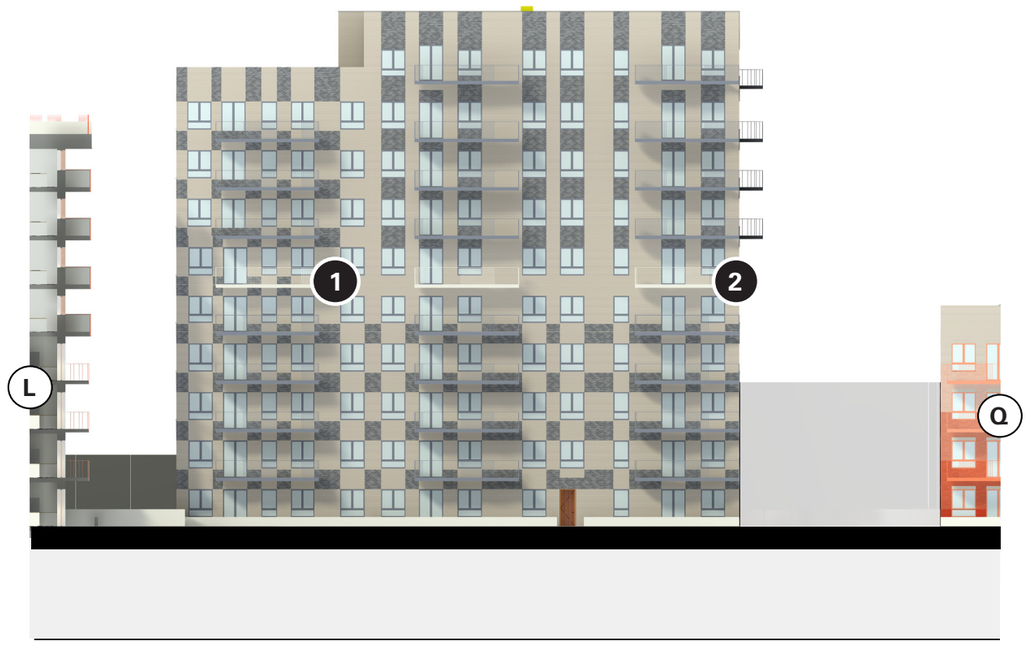


2 Bus depot elevation (North facing)

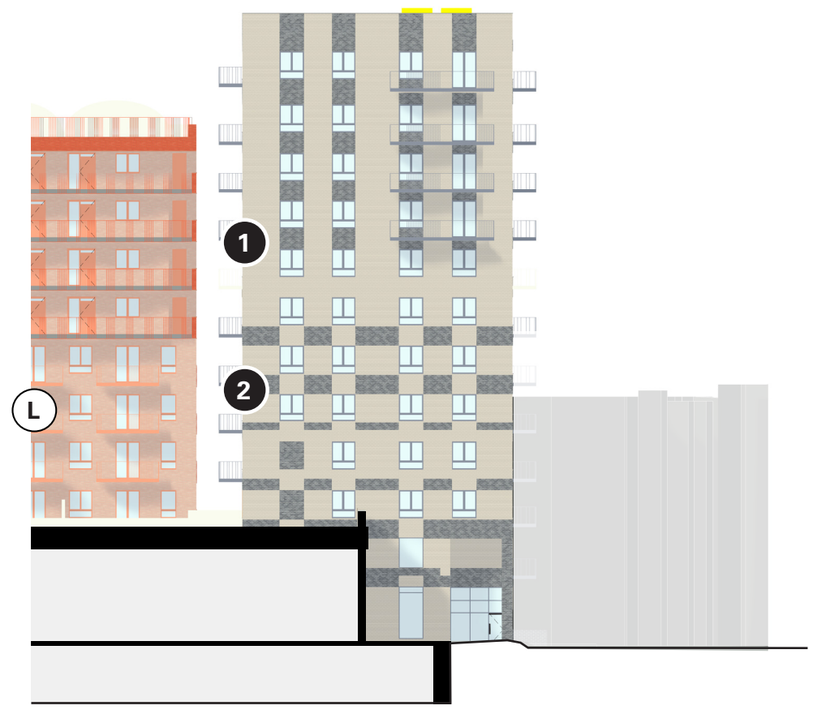
Building P

Facades





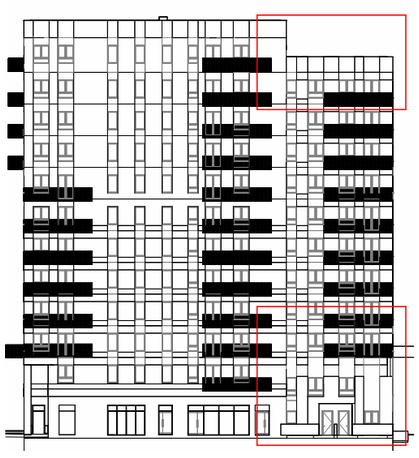
3 Podium elevation (West facing)

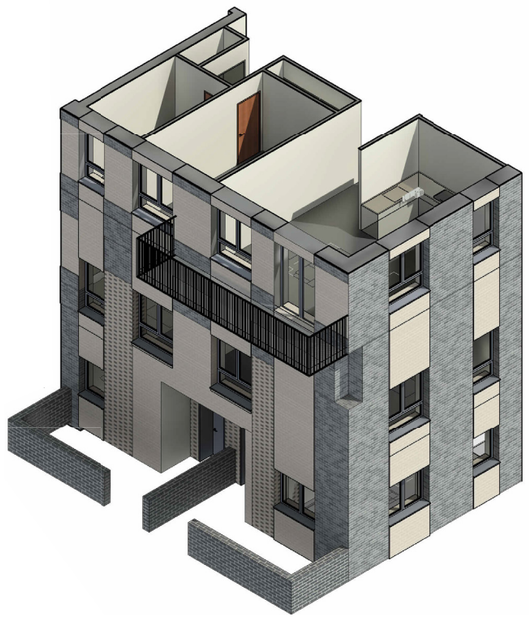


4 Podium elevation (South facing)

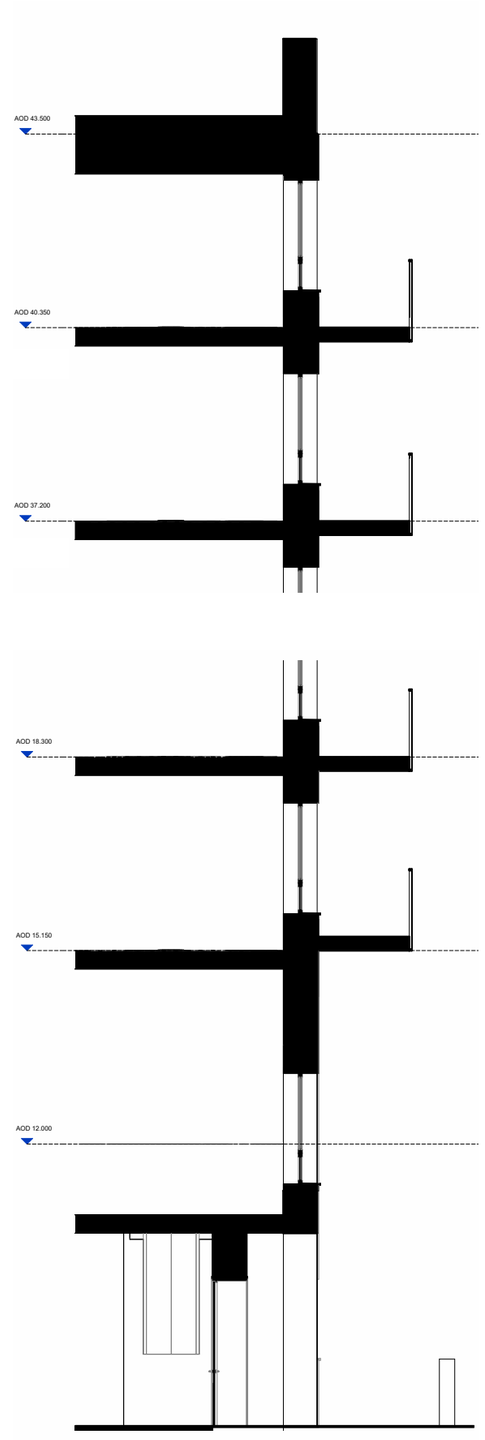
Building P

Bay elevation









1467

0 10 20 50 m

Building Q

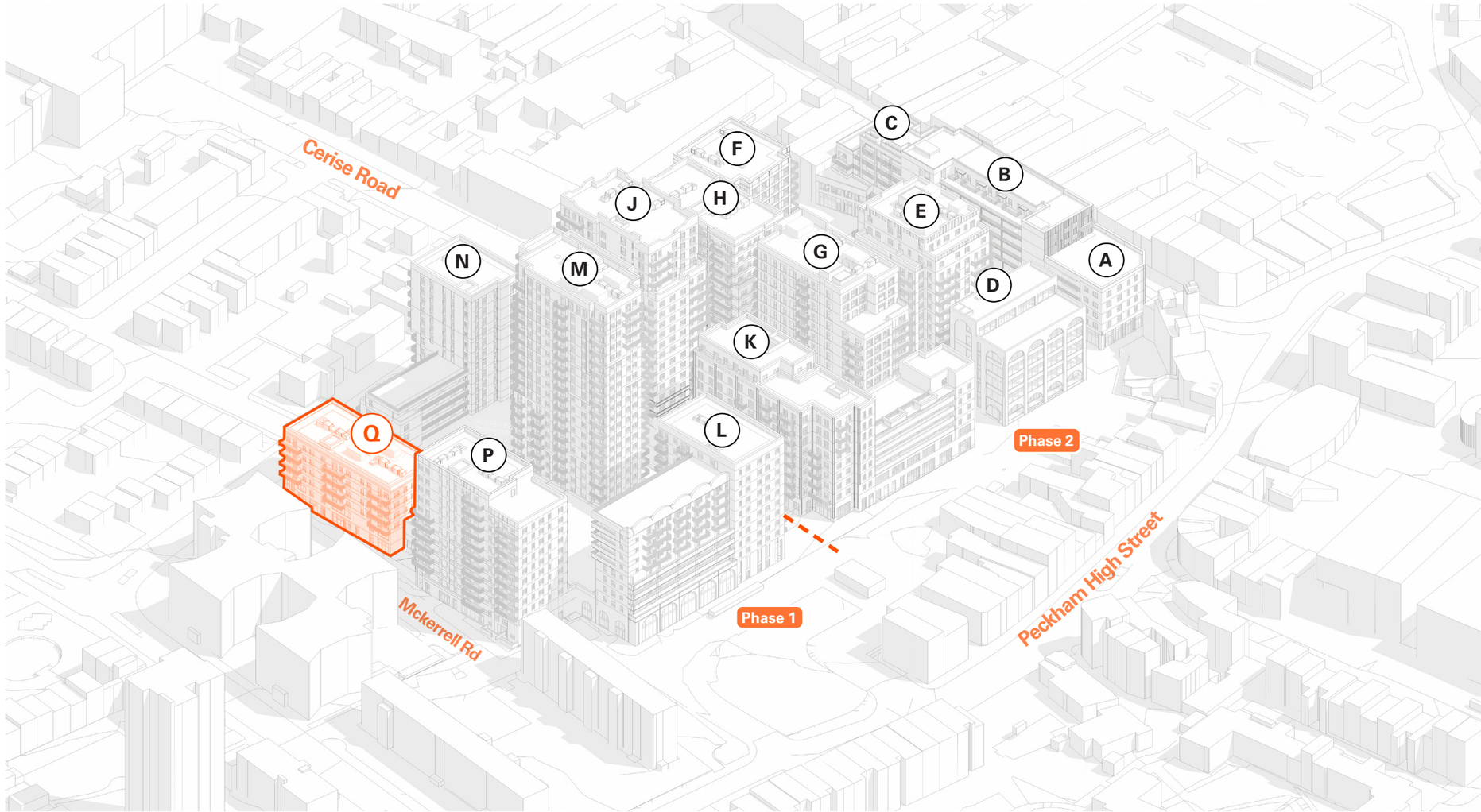
Overview

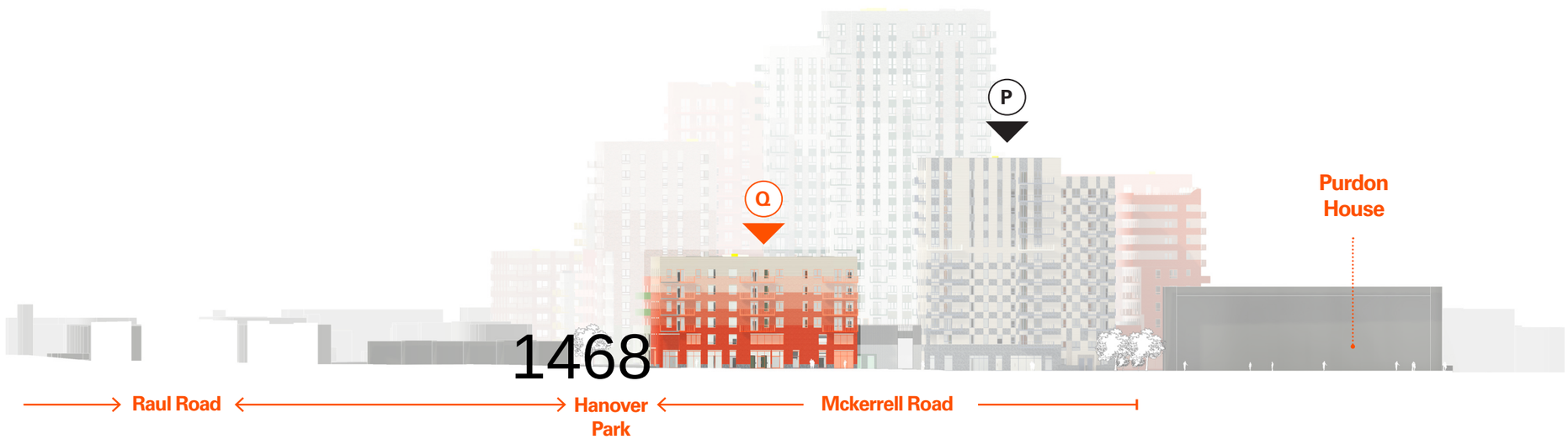
Social Rent

0	7
1B1P	1B2P
5	0
2B3P	2B4P
12	0
3B5P	3B6P

GIA

38,689 ft²
3,594 m²





Building Q

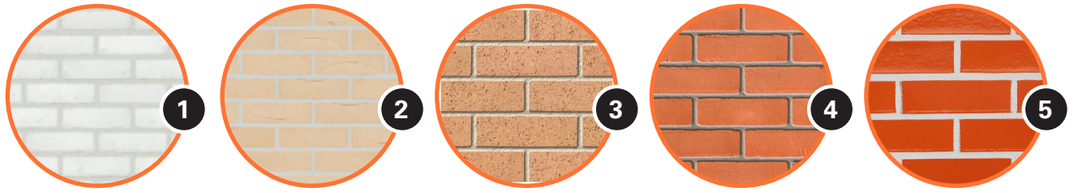
Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

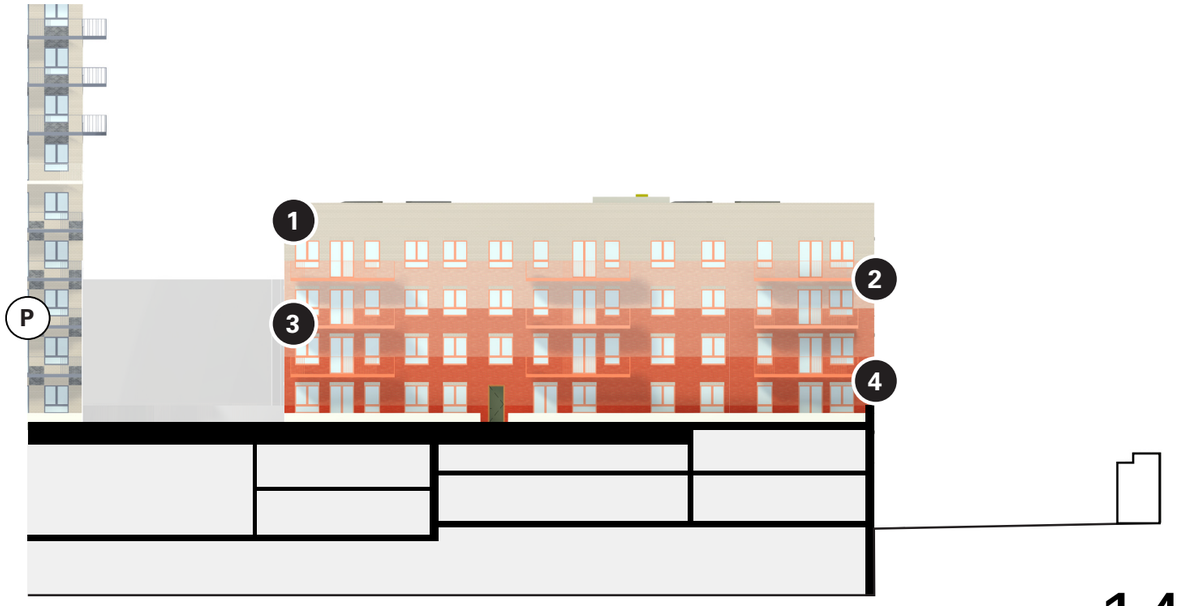
Building Q

Facades





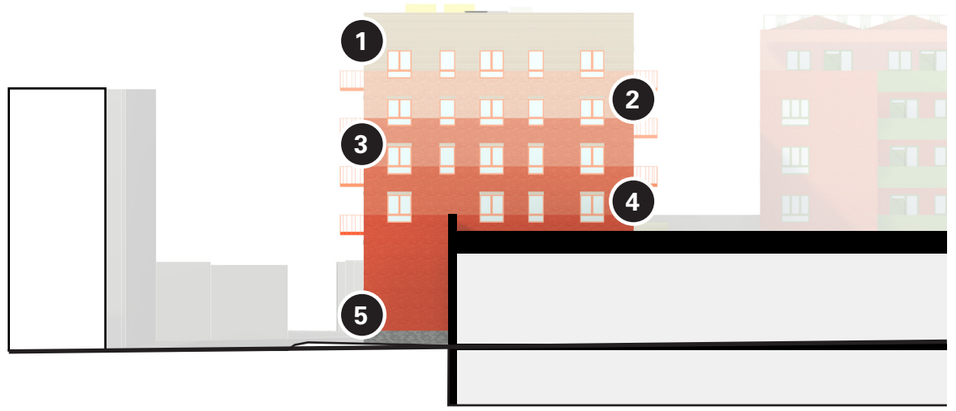
1 Mckerrell Road elevation (East facing)



3 Podium elevation (West facing)



2 Hanover Park elevation (South facing)



4 Podium elevation (North facing)

1470

0 1 2 3 4 5 10 m

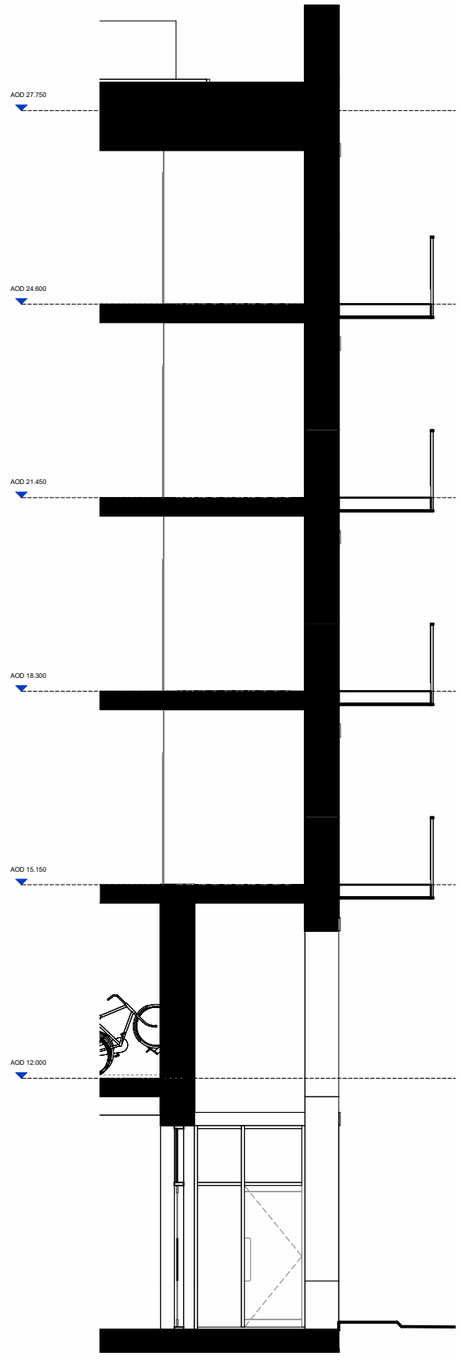
Building Q

Bay elevation









1471

0 10 20 50 m

Residential Quality: Phase 2

DRAFT

3

Phase 2

Overview



1473

Rye Lane

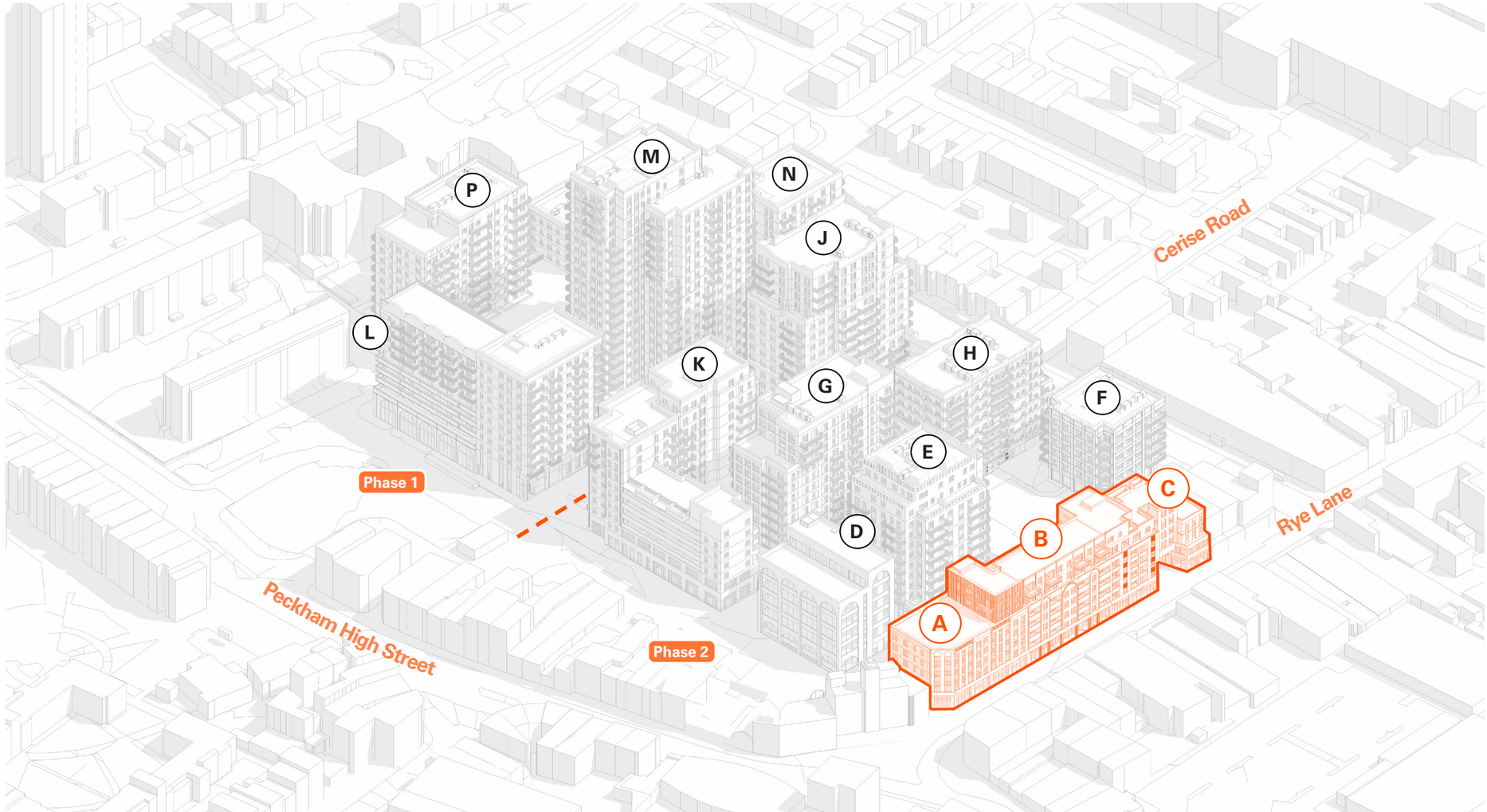
Overview

Social Rent

0	8
1B1P	1B2P
2	27
2B3P	2B4P
22	0
3B5P	3B6P

GIA

64,843 ft²
6,025 m²





Rye Lane

Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

1475

Rye Lane

Facades



1 Rye Lane elevation (West facing)



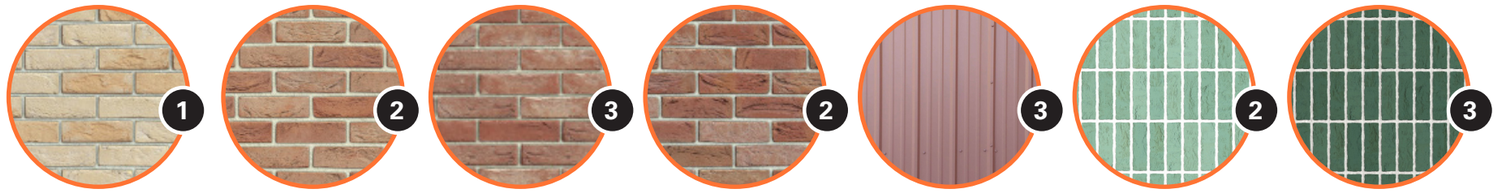
2 Peckham Yards elevation (North facing)

1476

0 1 2 3 4 5 10 m

Building A

Facades









1 Rye Lane elevation (West facing)

Local artwork to be agreed with Berkeley Homes





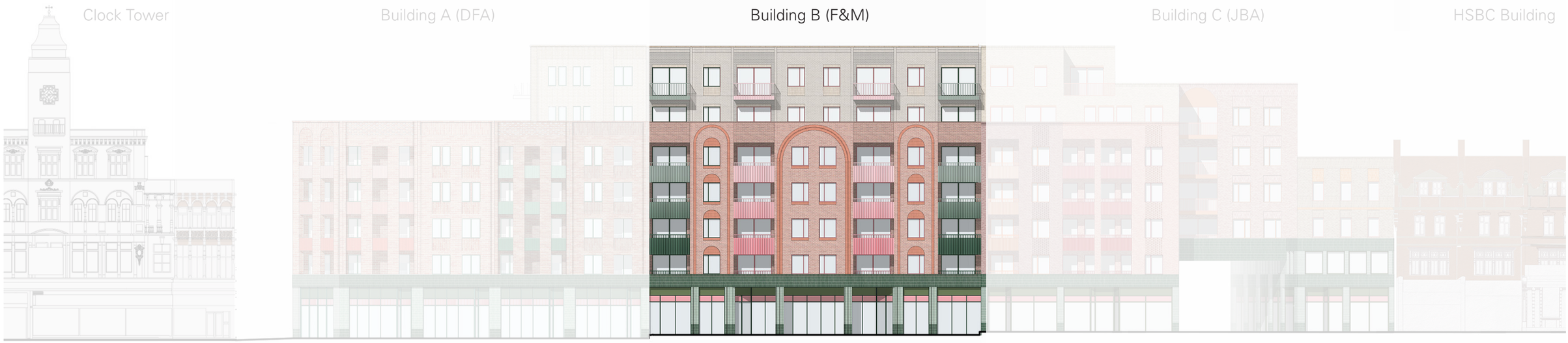
2 Peckham Yards elevation (North facing)

1477

0 1 2 3 4 5 10 m

Building B

Facades



1 Rye Lane elevation (West facing)

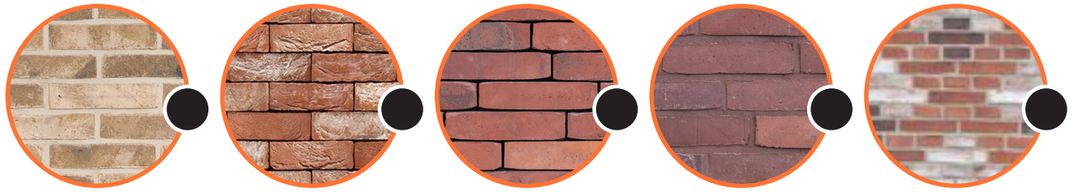


2 Green Link elevation (East facing)

0 1 2 3 4 5 10 m

Building C

Facades





1 Rye Lane elevation (West facing)



2 Aylesham Gardens elevation (East facing)

1479

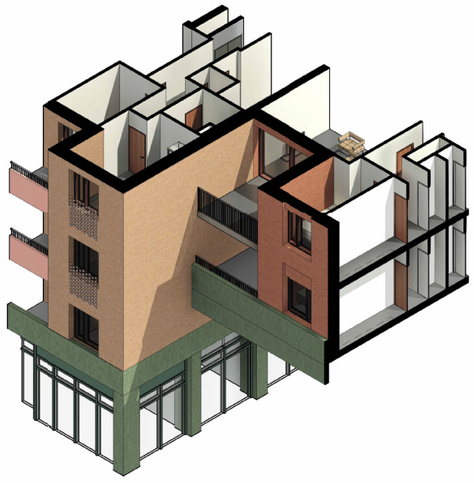
0 1 2 3 4 5 10 m

Rye Lane

Bay elevation











ET Bricks
KR77 Pale Red
Brick Tone Mortar



Vandersanden Neo Magnolia
Light Grey Mortar



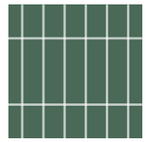
Vandersanden Neo Magnolia
Dark Grey Mortar



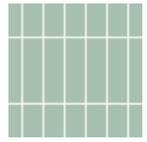
Vandersanden Rainbow White
White Mortar



Vandersanden Rainbow White
Light Grey Mortar



Glazed Dark Bricks
Stack Bond



Glazed Light Bricks
Stack Bond



Metal Panel
Window Frames



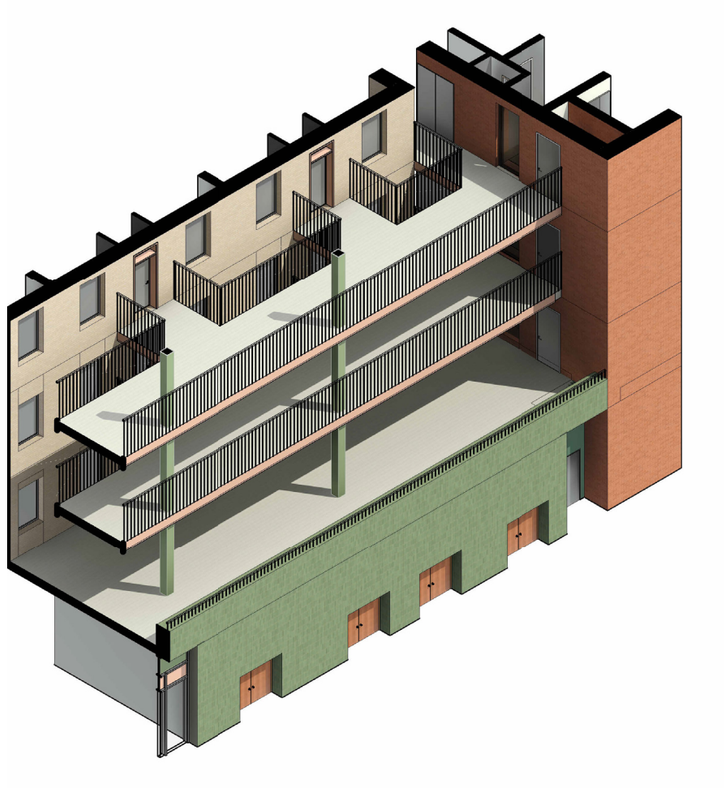
Solid Glass Panel

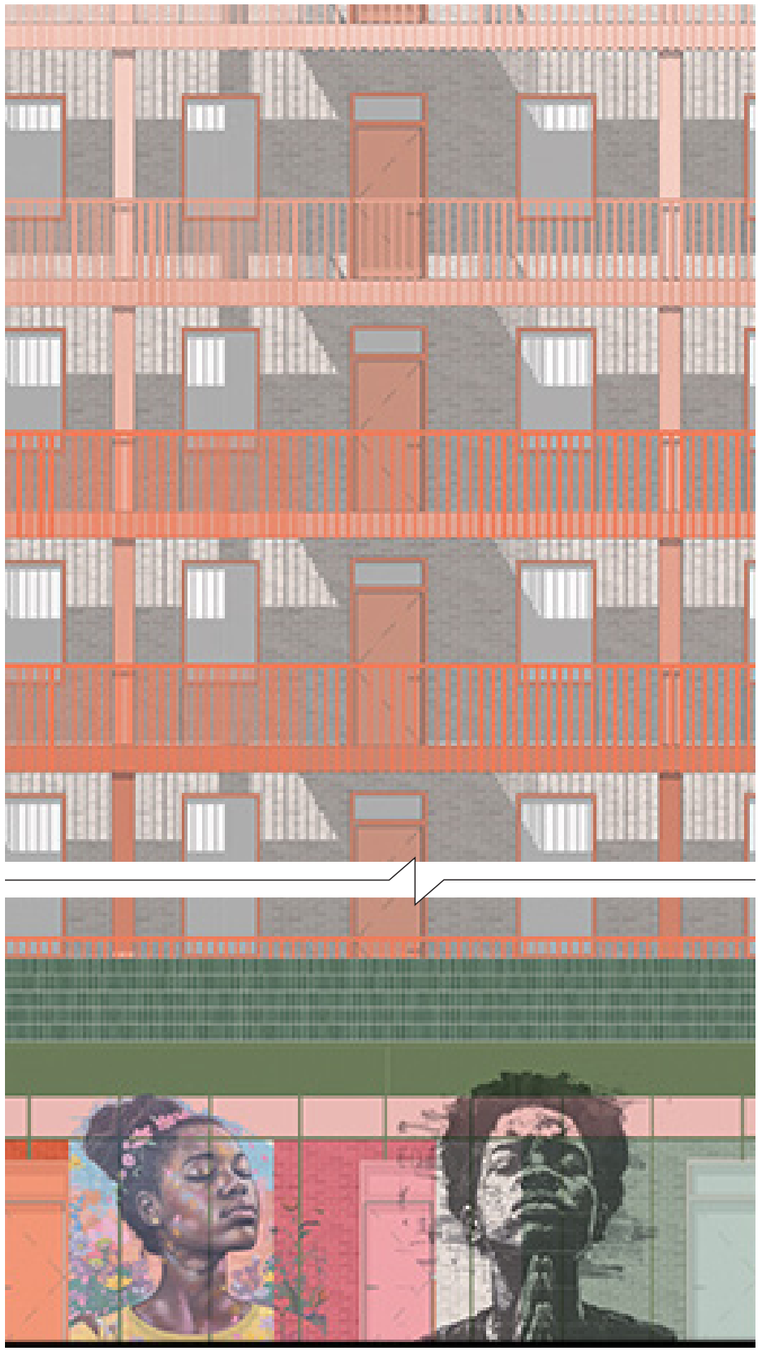
1480

Rye Lane

Bay elevation













1481

Building D

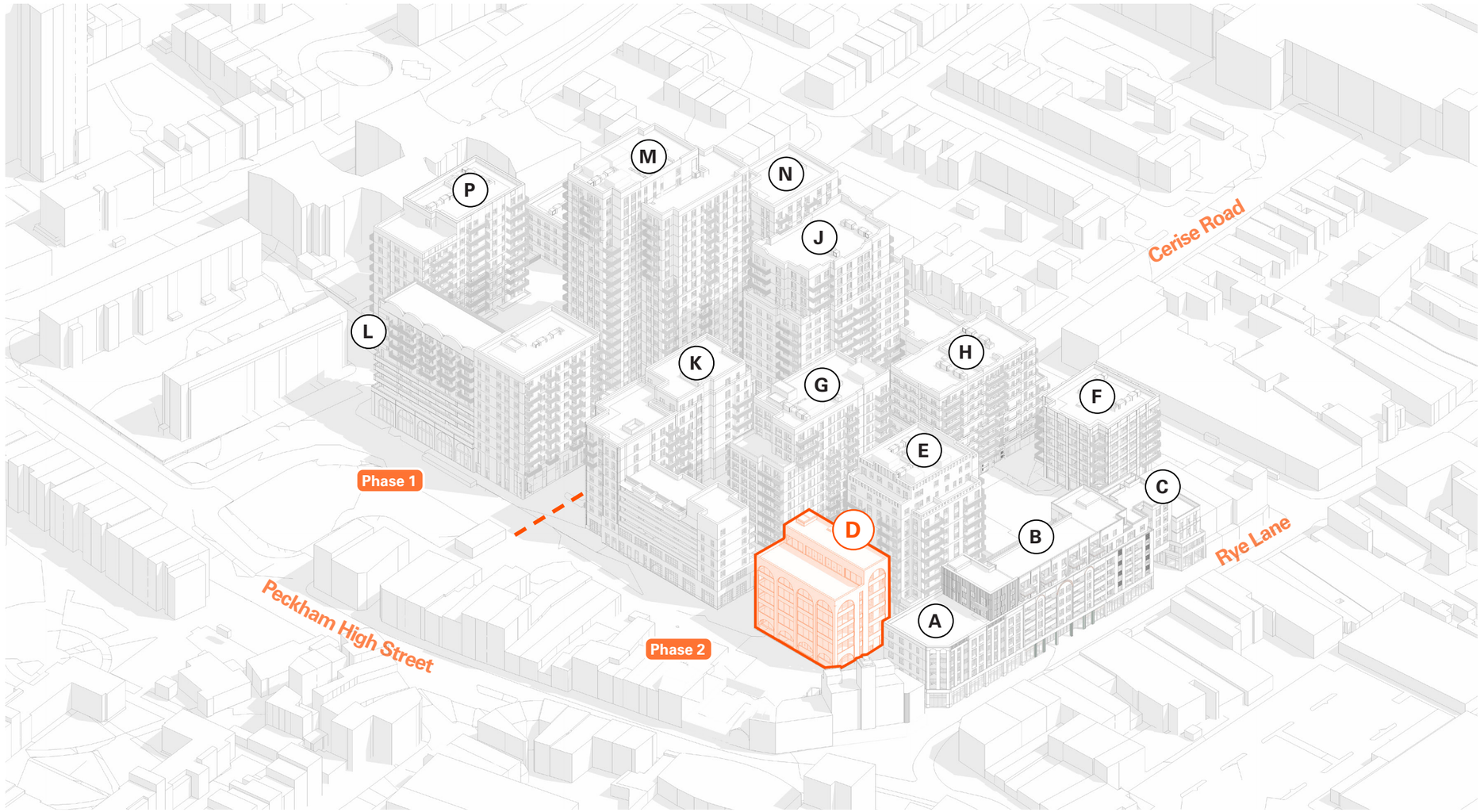
Overview

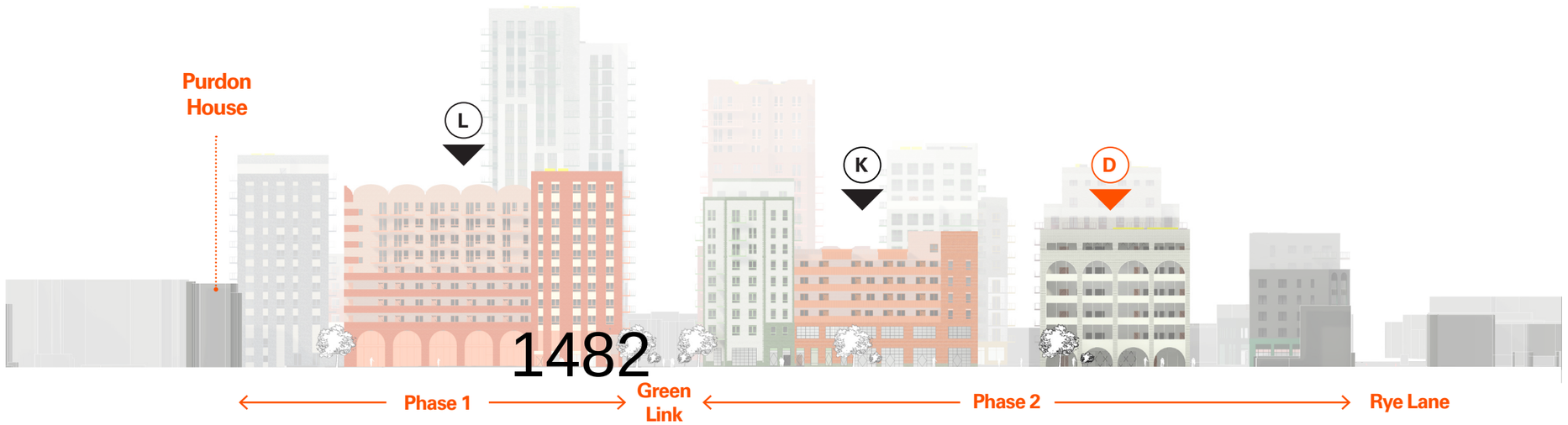
Workspace

0	0
1B1P	1B2P
0	0
2B3P	2B4P
0	0
3B5P	3B6P

GIA

30,483 ft²
2,832 m²





Building D

Floorplans

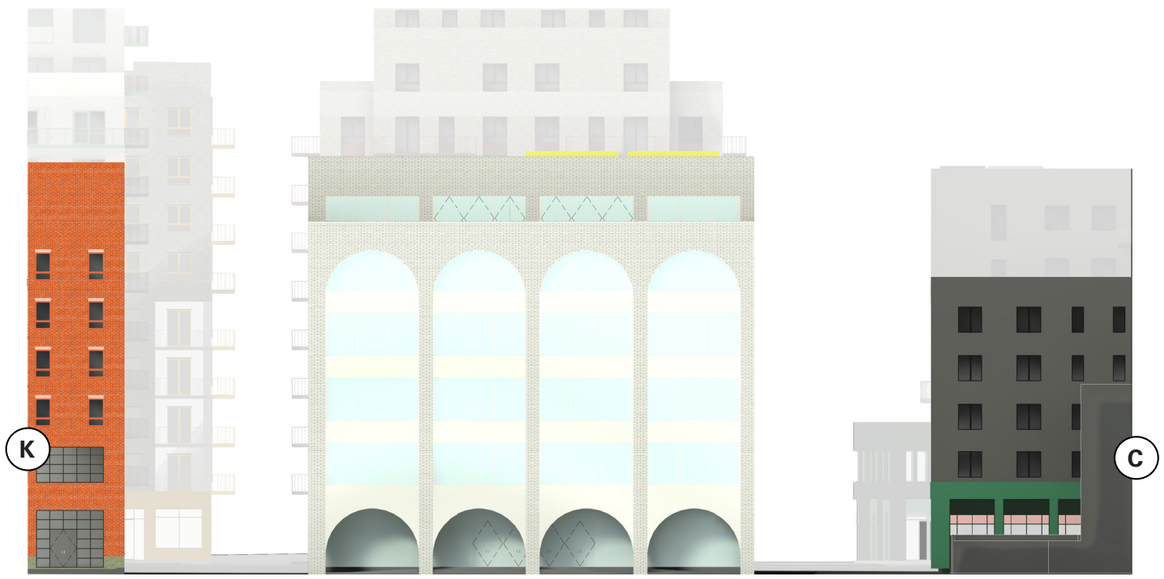
PLACEHOLDER

TYPICAL FLOOR PLANS

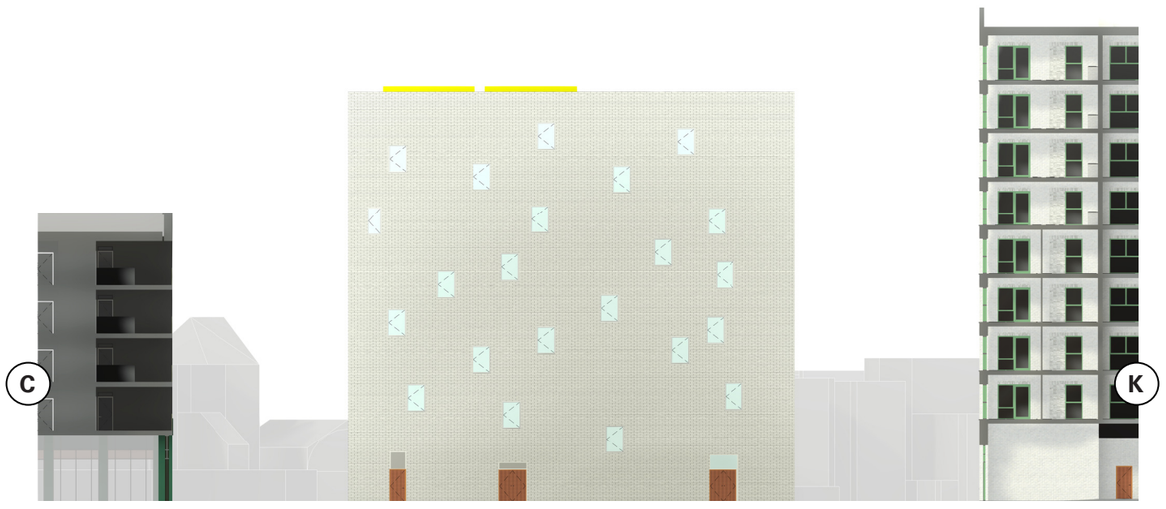
1483

Building D

Facades



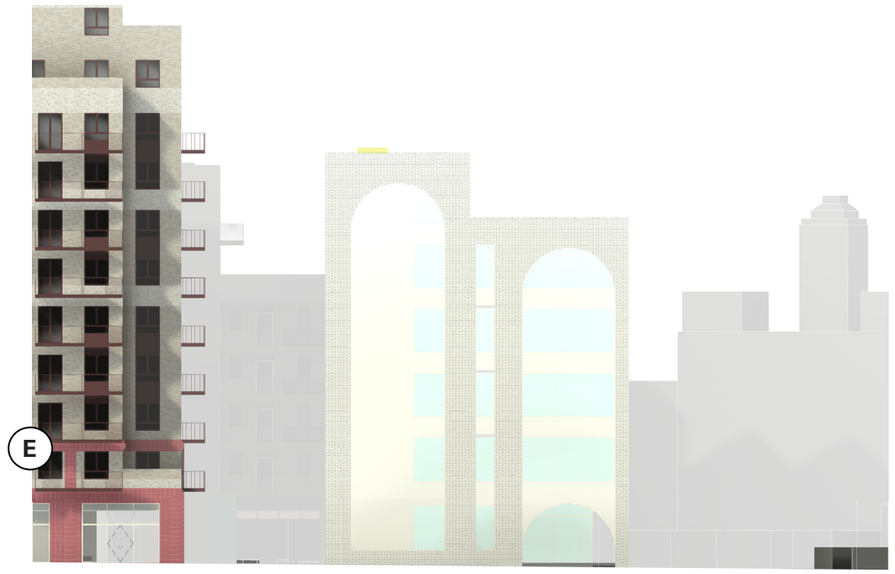
1 Peckham Yards elevation (North facing)



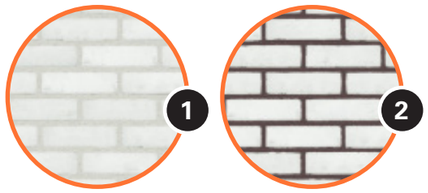
3 Peckham Works elevation (South facing)



2 Peckham Works elevation (East facing)



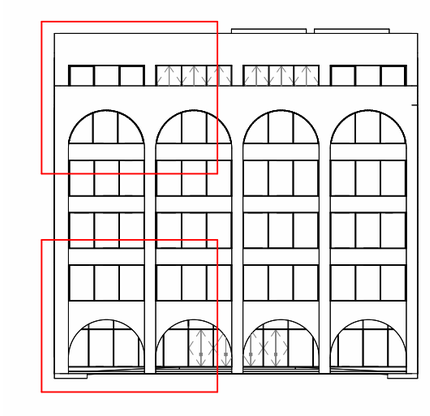
4 Peckham Yards elevation (West facing)

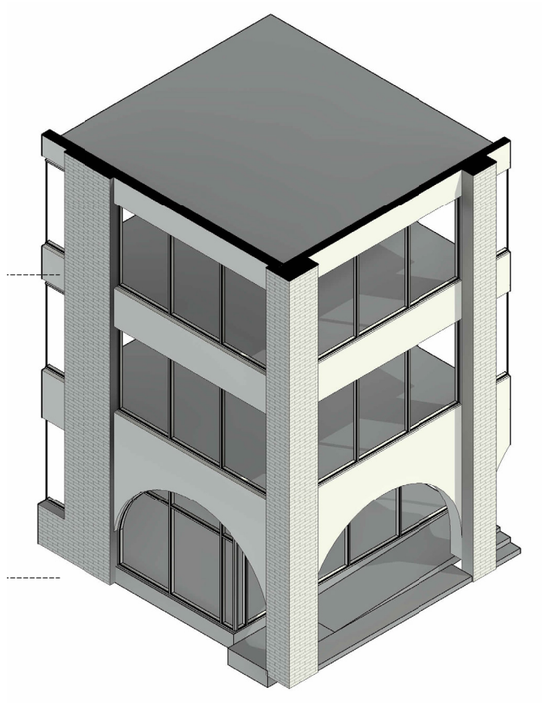


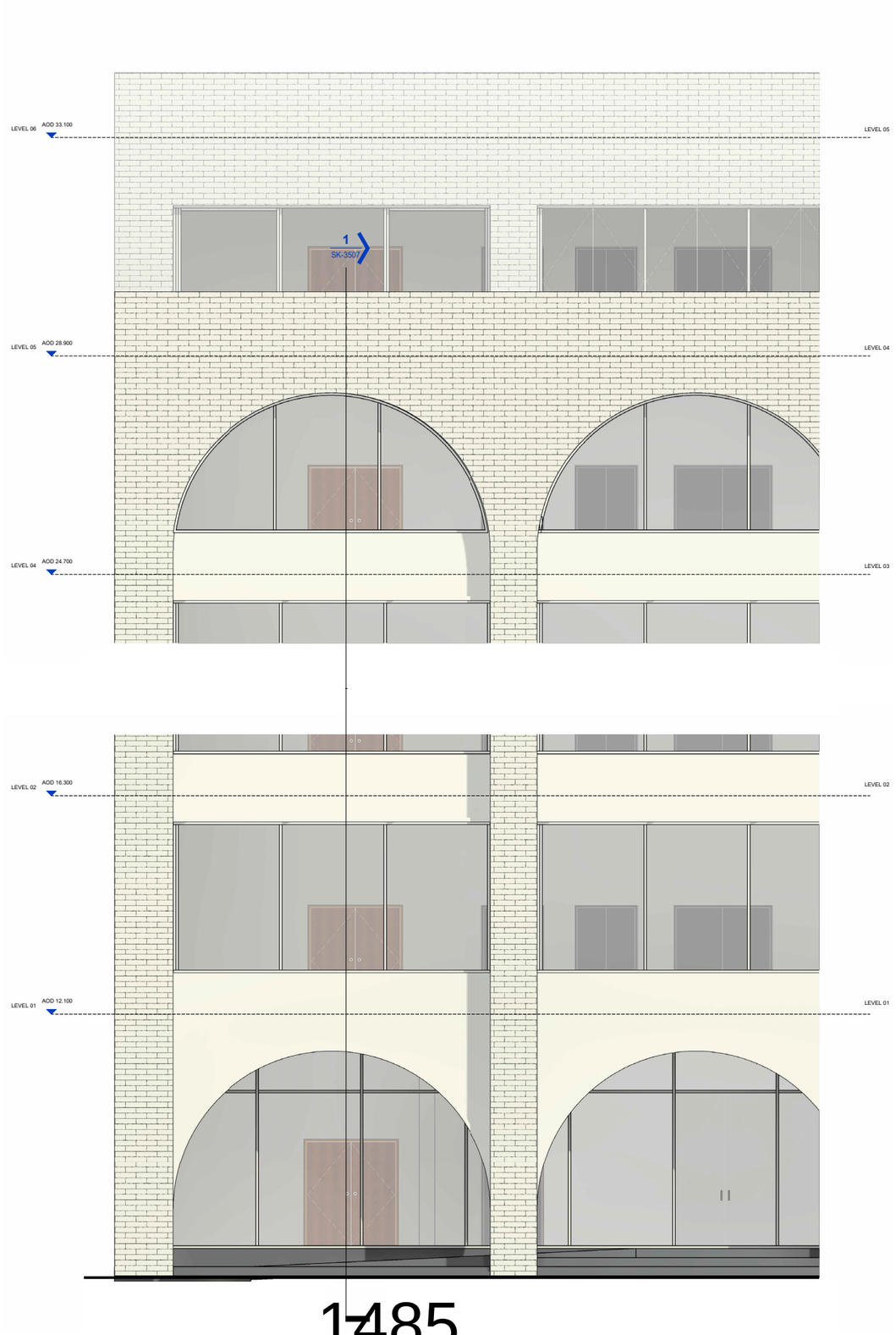
0 1 2 3 4 5 10 m

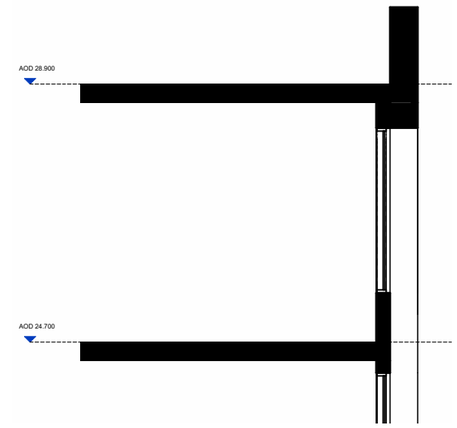
Building D

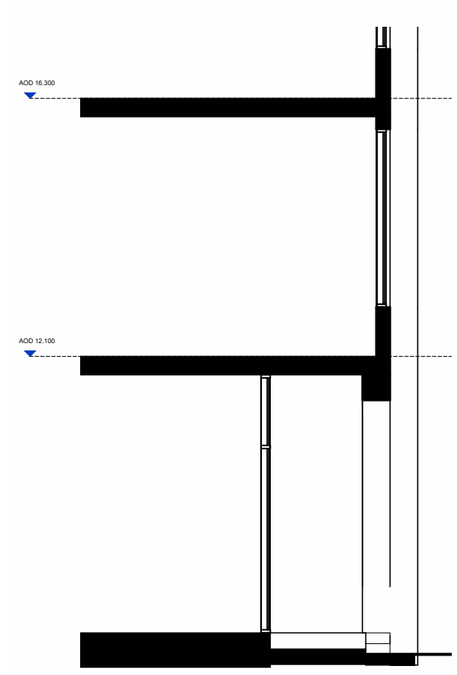
Bay elevation











1:485

0 10 20 50 m

Building E

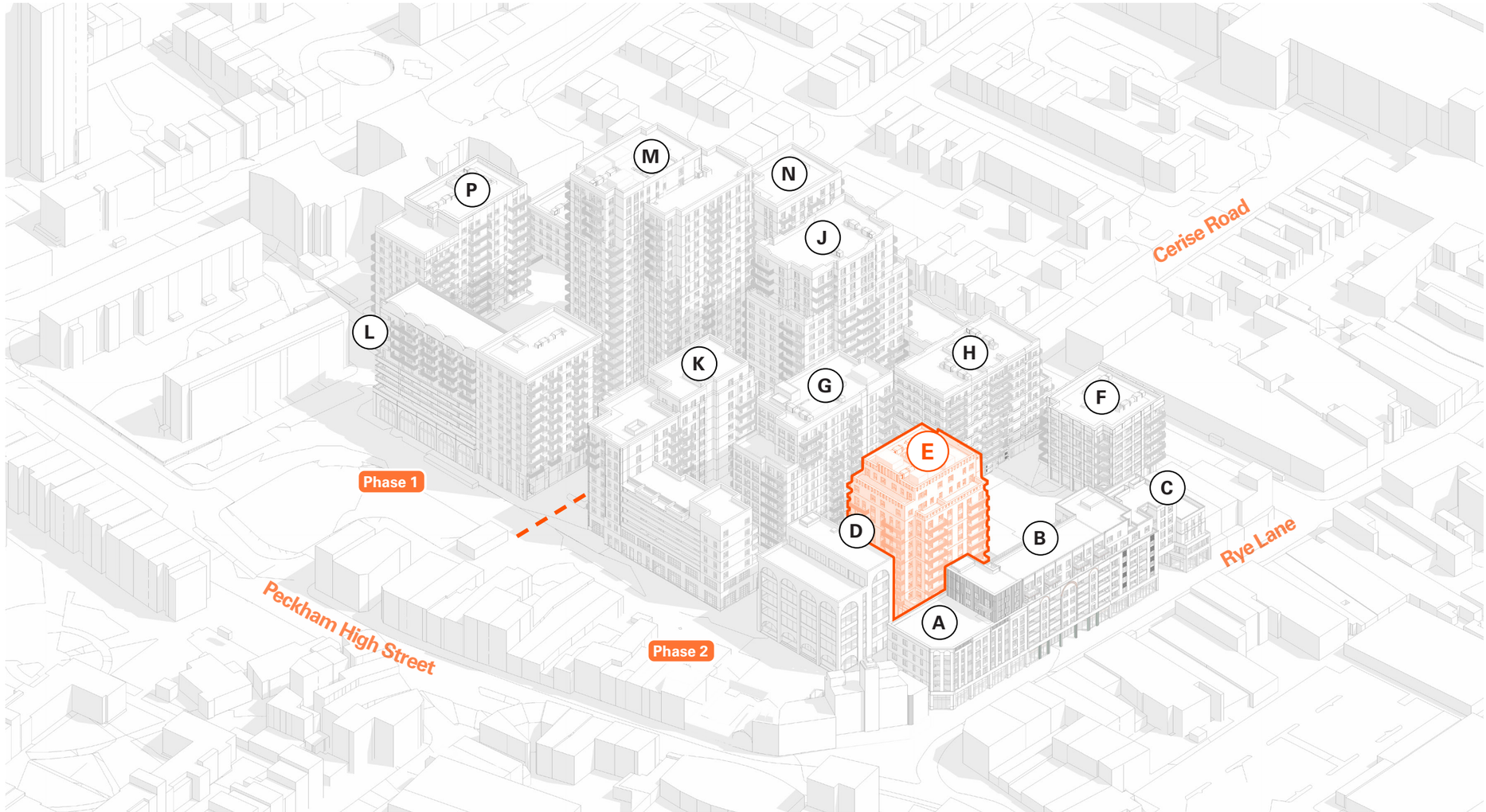
Overview

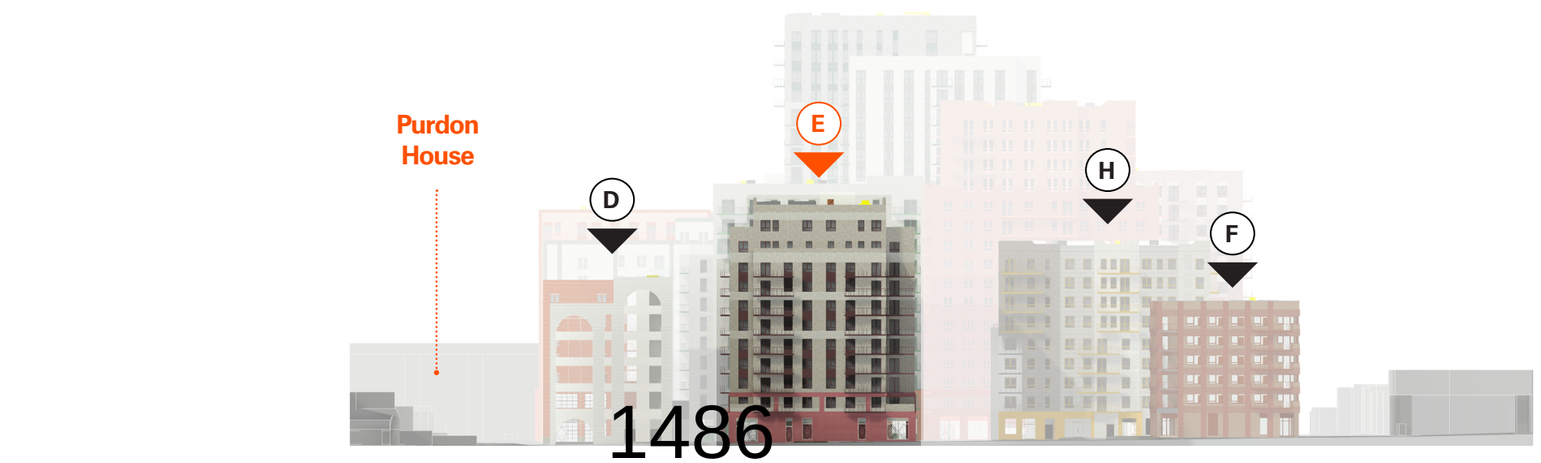
Market Sale

16	40
1B1P	1B2P
3	15
2B3P	2B4P
0	4
3B5P	3B6P

GIA

69,588 ft²
6,465 m²





Building E

Floorplans

PLACEHOLDER

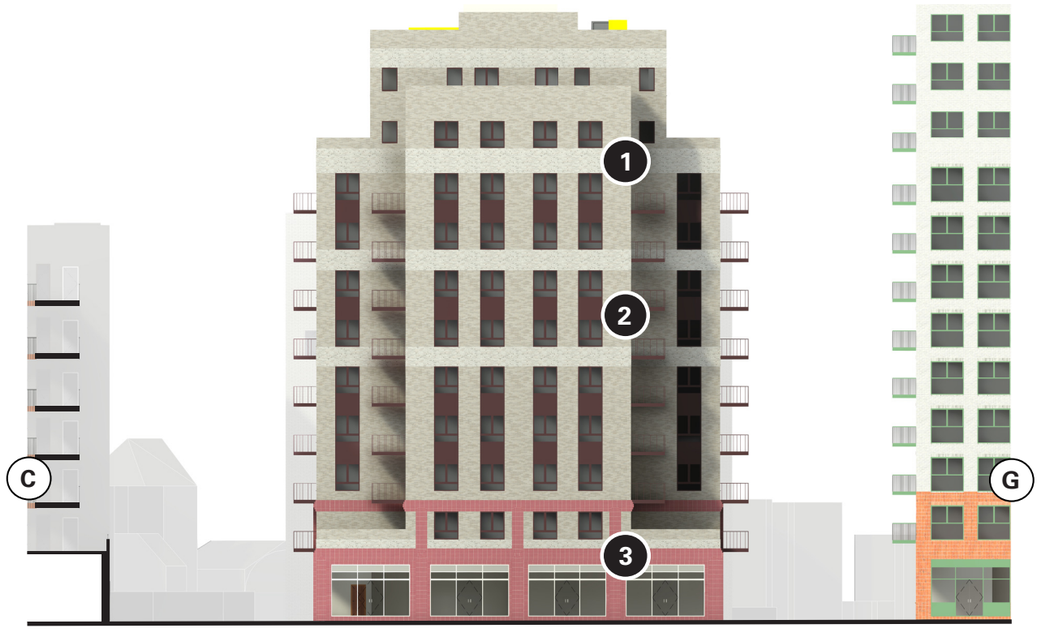
TYPICAL FLOOR PLANS

1487

Building E

Facades





1 Aylesham Gardens elevation (South facing)



3 Peckham Works elevation (North facing)



2 Green Link elevation (East facing)

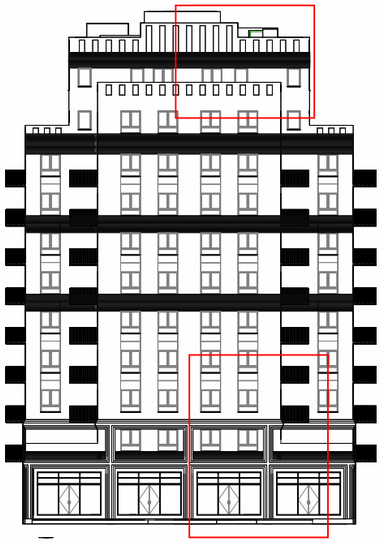


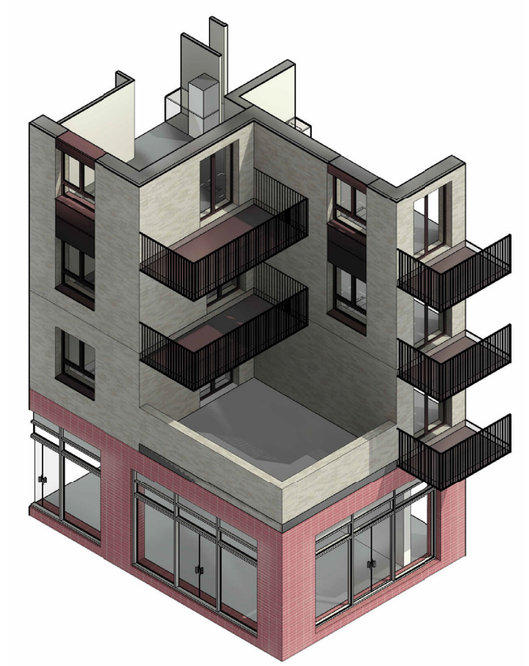
4 Green Link elevation (West facing)

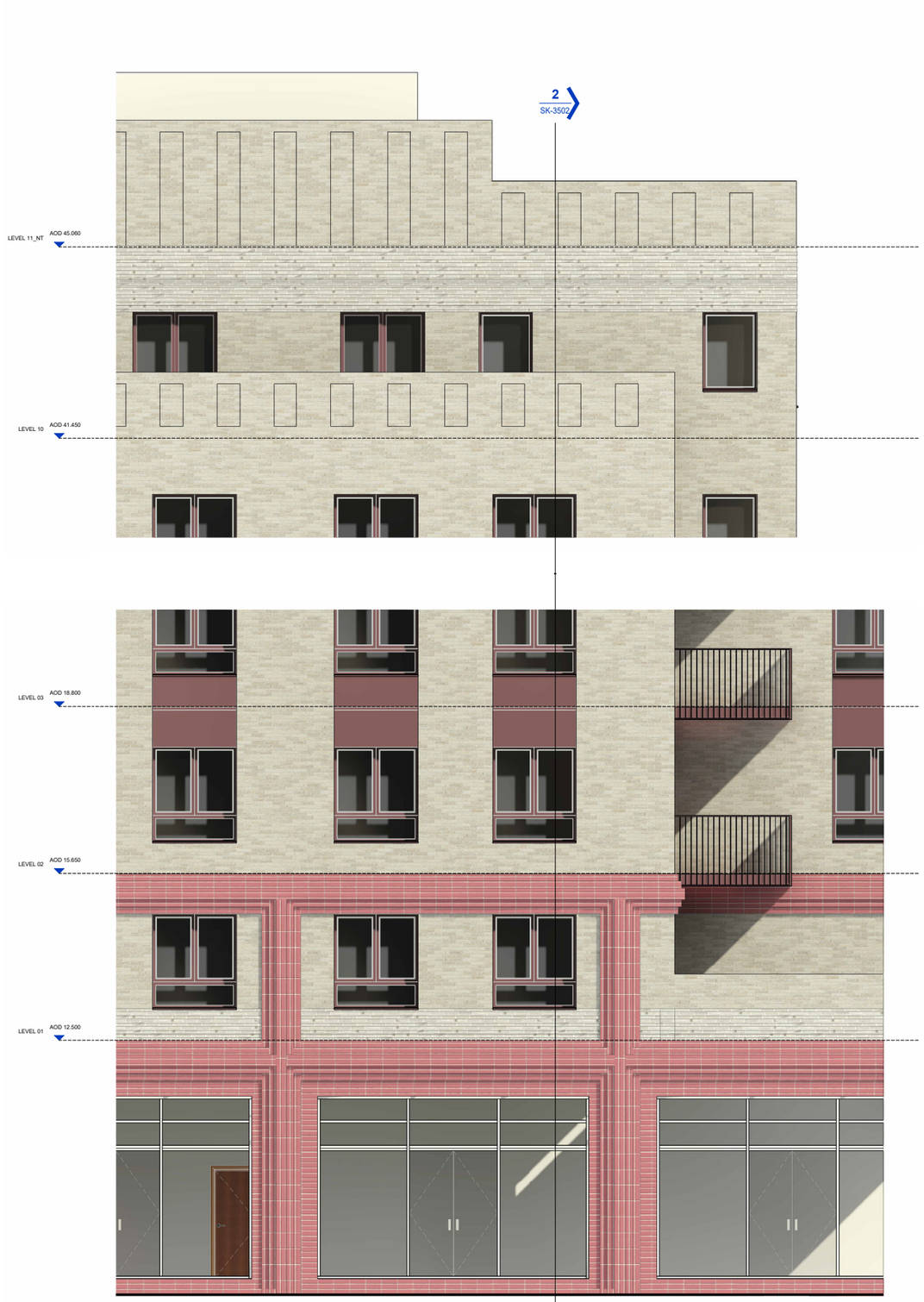
0 1 2 3 4 5 10 m

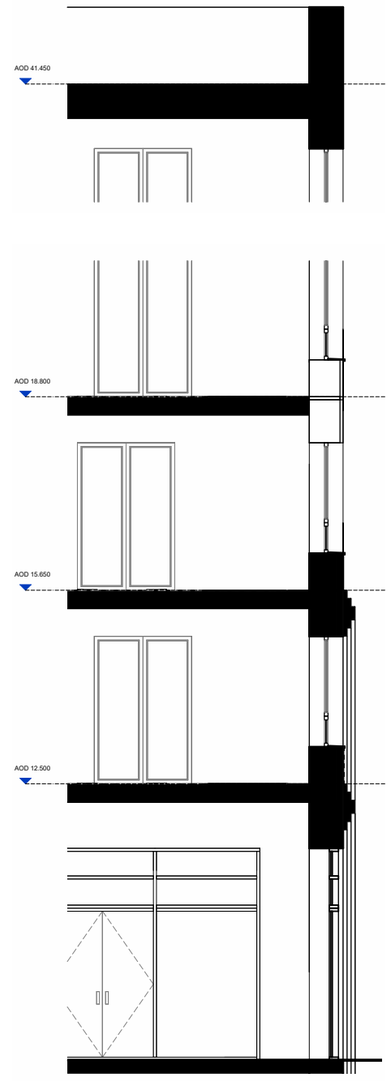
Building E

Bay elevation









1489

0 10 20 50 m

Building F

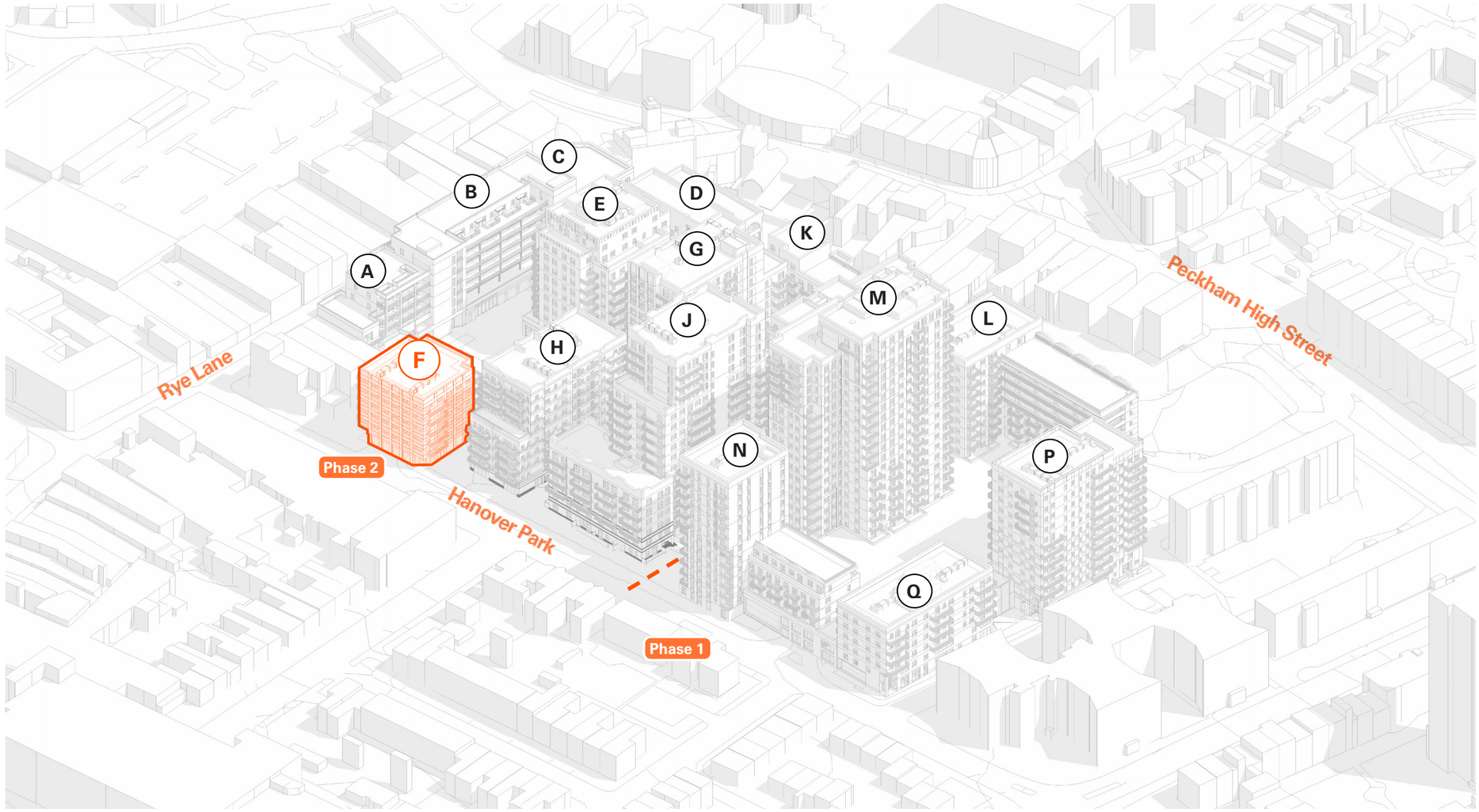
Overview

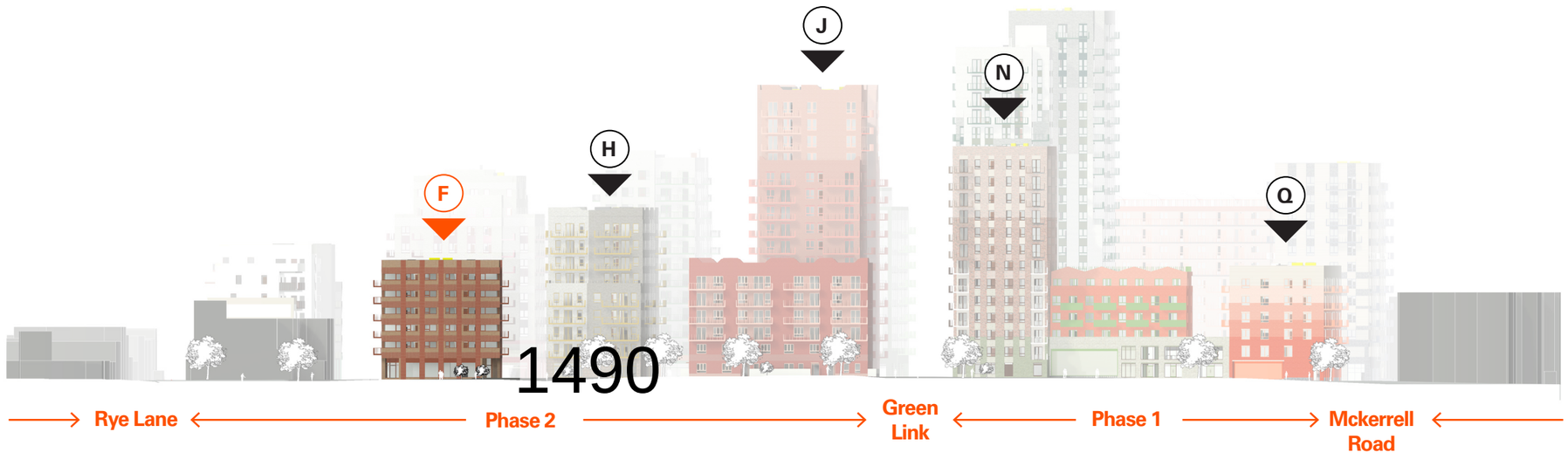
Market Sale

0	0
1B1P	1B2P
0	10
2B3P	2B4P
0	0
3B5P	3B6P

GIA

26,399 ft²
2,453 m²





Building F

Floorplans

PLACEHOLDER

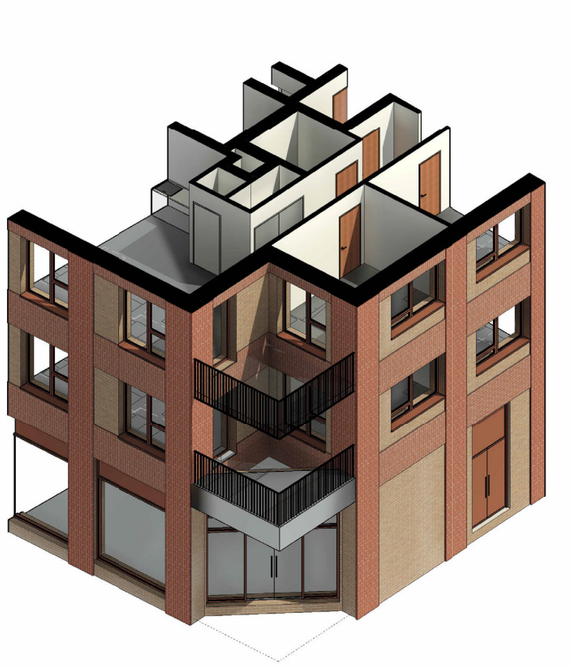
TYPICAL FLOOR PLANS

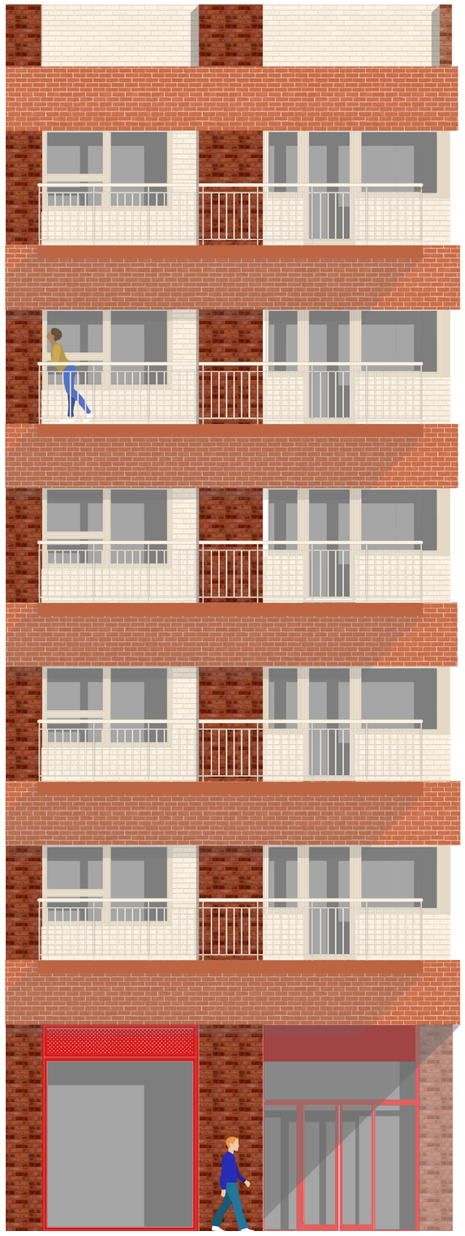
1491

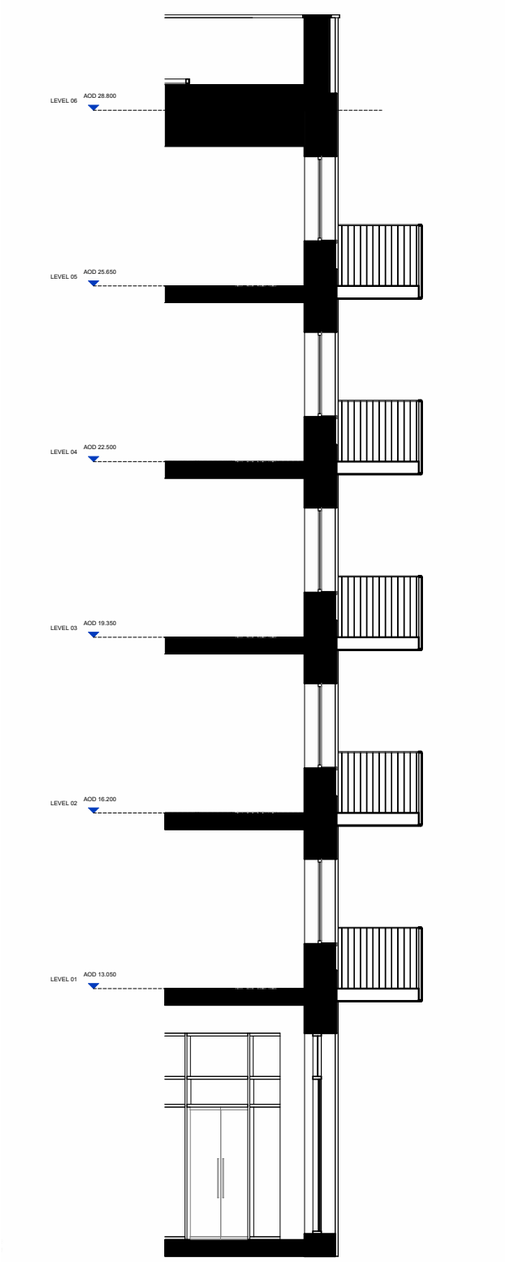
Building F

Bay elevation







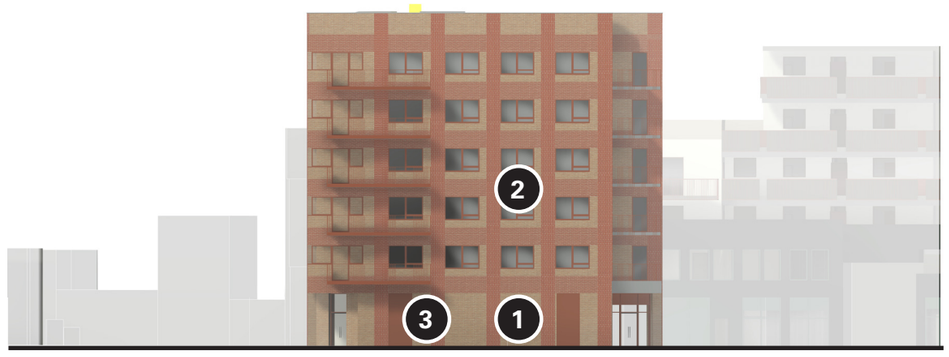


1492

0 10 20 50 m

Building F

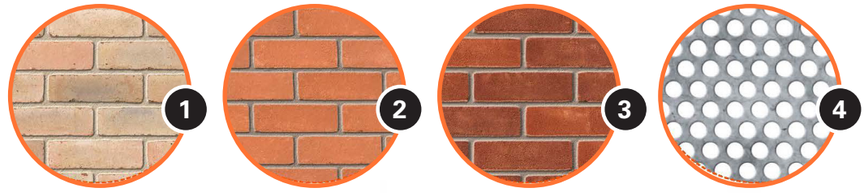
Facades

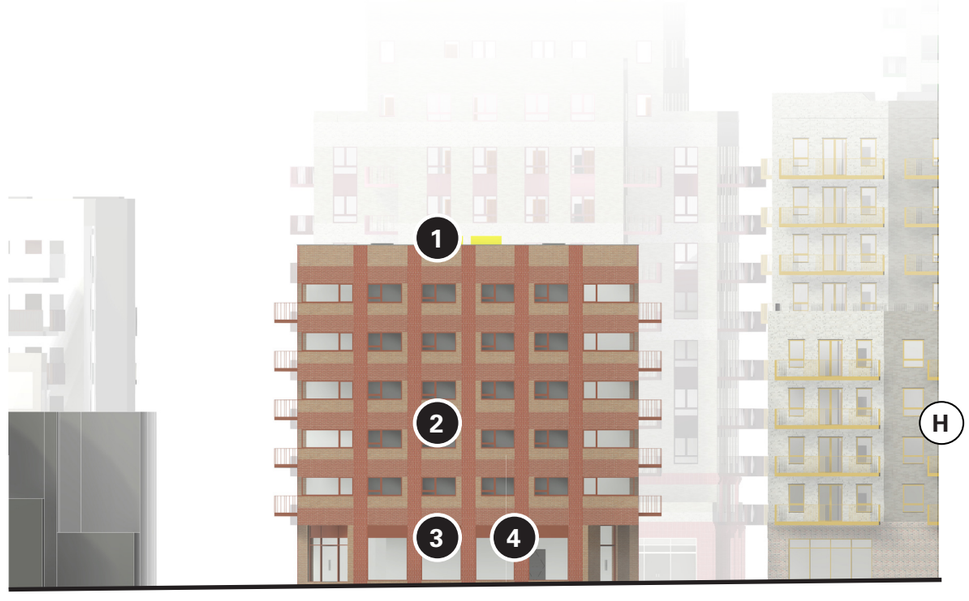


1 Green Link elevation (South facing)

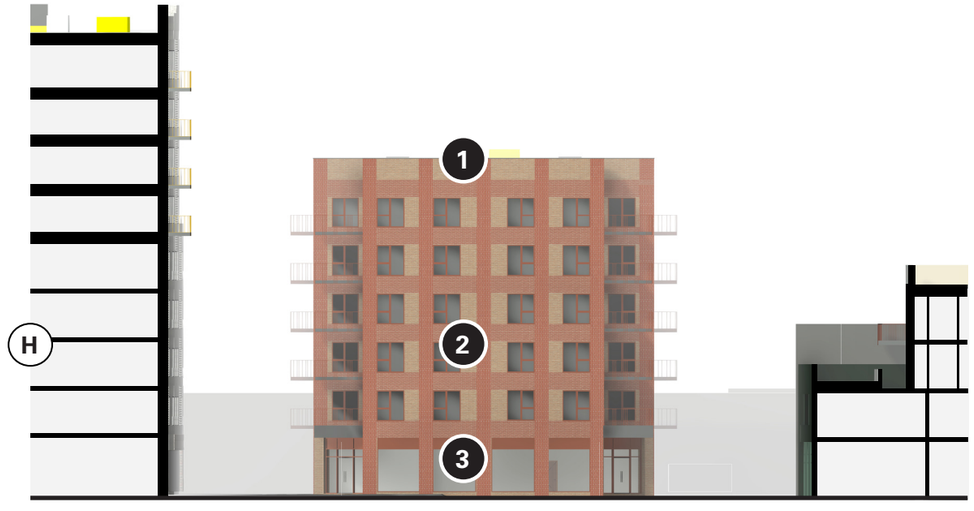


3 Green Link elevation (North facing)





2 Hanover Park elevation (South facing)



4 Ayleshame Gardens elevation (North facing)

0 1 2 3 4 5 10 m

Building G

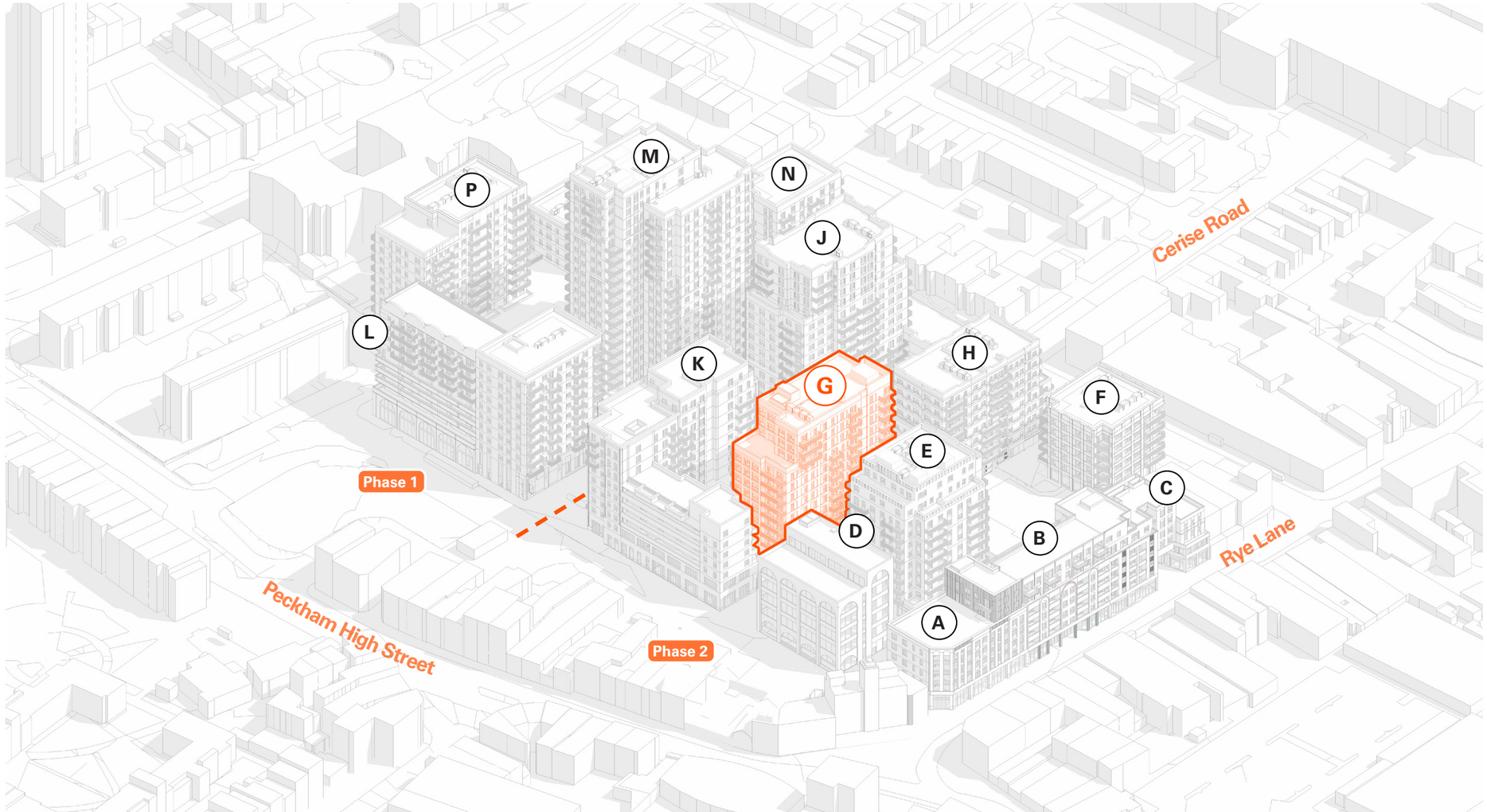
Overview

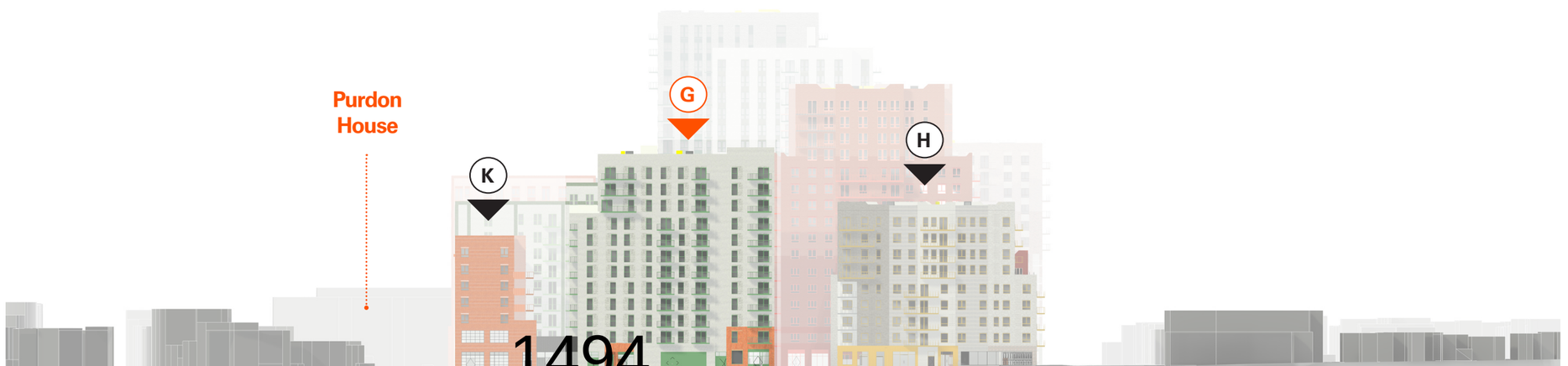
Market Sale

11	23
1B1P	1B2P
0	23
2B3P	2B4P
0	14
3B5P	3B6P

GIA

74,468 ft²
6,918 m²





Building G

Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

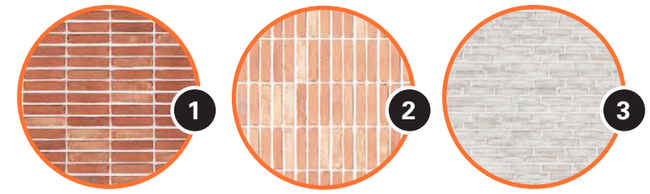
1495

Building G

0 1 2 3 4 5 10 m

Facades



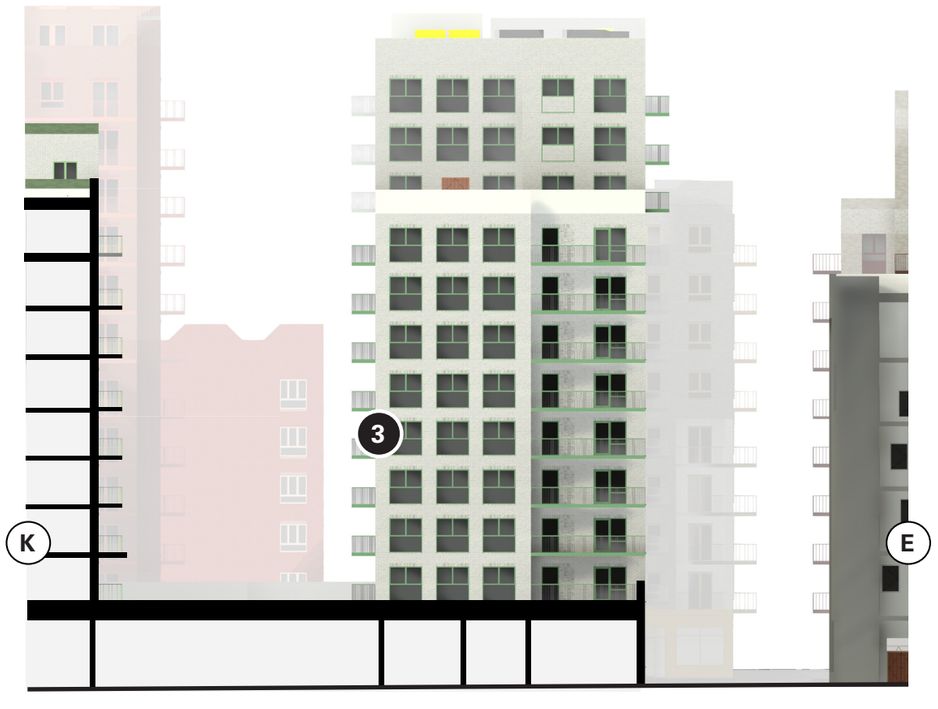




1 Aylesham Gardens elevation (South facing)



2 Green Link elevation (East facing)



3 Peckham Works elevation (North facing)

4 Green Link elevation (West facing)

Building G

Bay elevation







1497

0 10 20 50 m

Building H

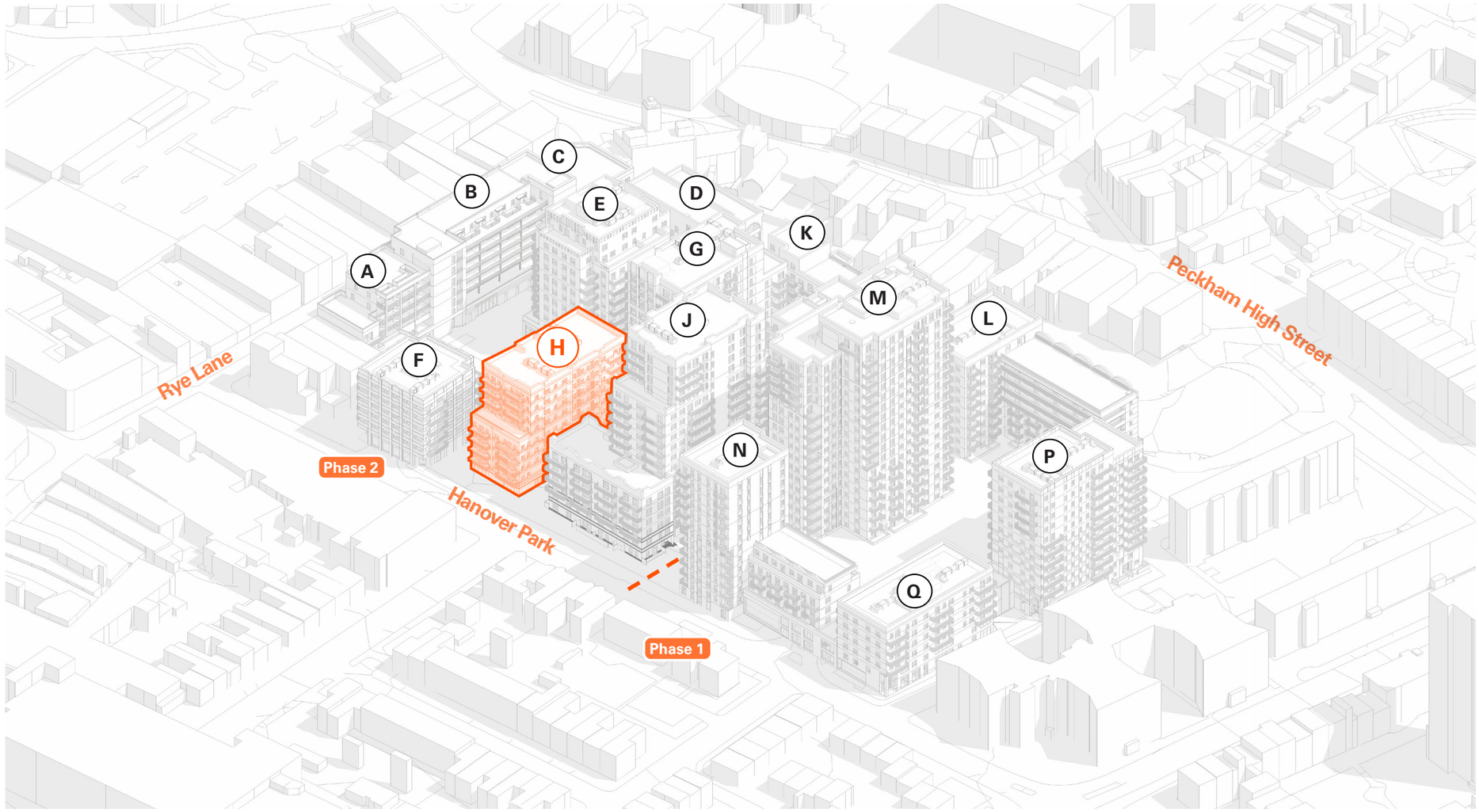
Overview

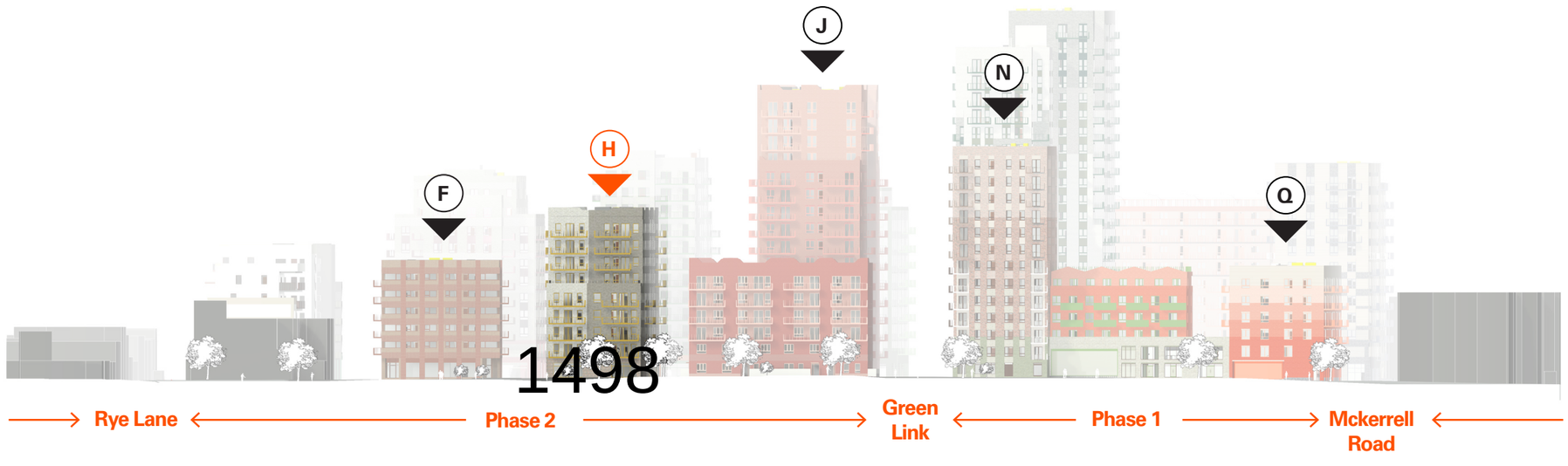
Social Rent

0	4
1B1P	1B2P
7	12
2B3P	2B4P
20	0
3B5P	3B6P

GIA

54,647 ft²
5,077 m²





Building H

Floorplans

PLACEHOLDER

TYPICAL FLOOR PLANS

1499

Building H

Facades





1 Discovery Garden elevation (West facing)



3 Aylesham Gardens elevation (North facing)



2 Hanover Park elevation (South facing)



4 Floral Walk elevation (North facing)

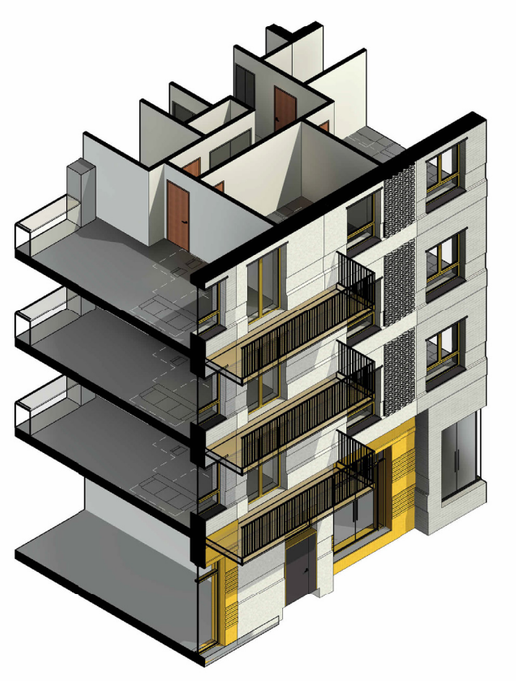
1500

0 1 2 3 4 5 10 m

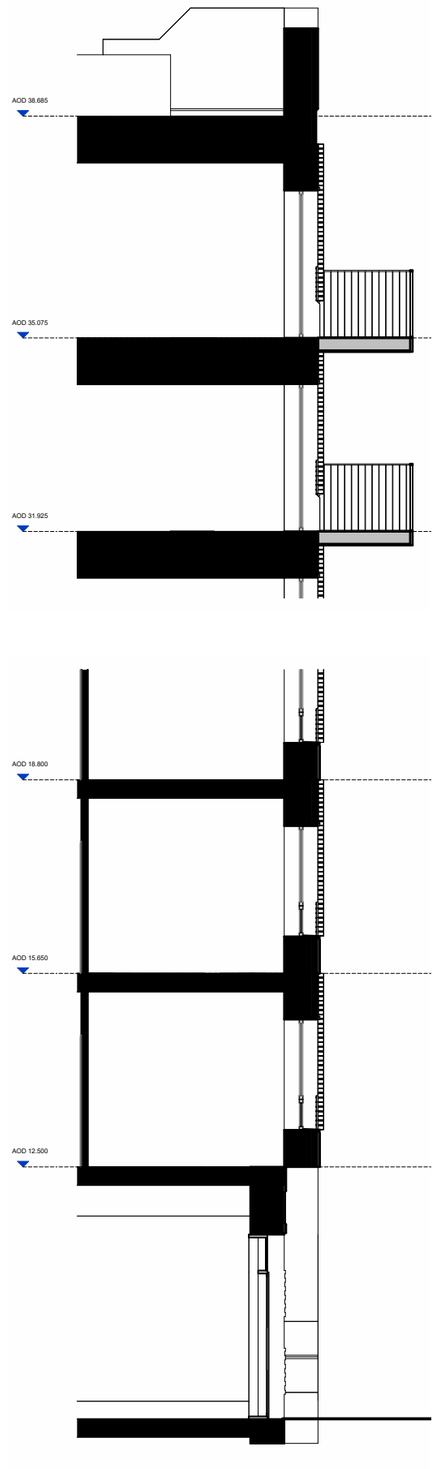
Building H

Bay elevation









1501 –

0 10 20 50 m

Building J

Overview

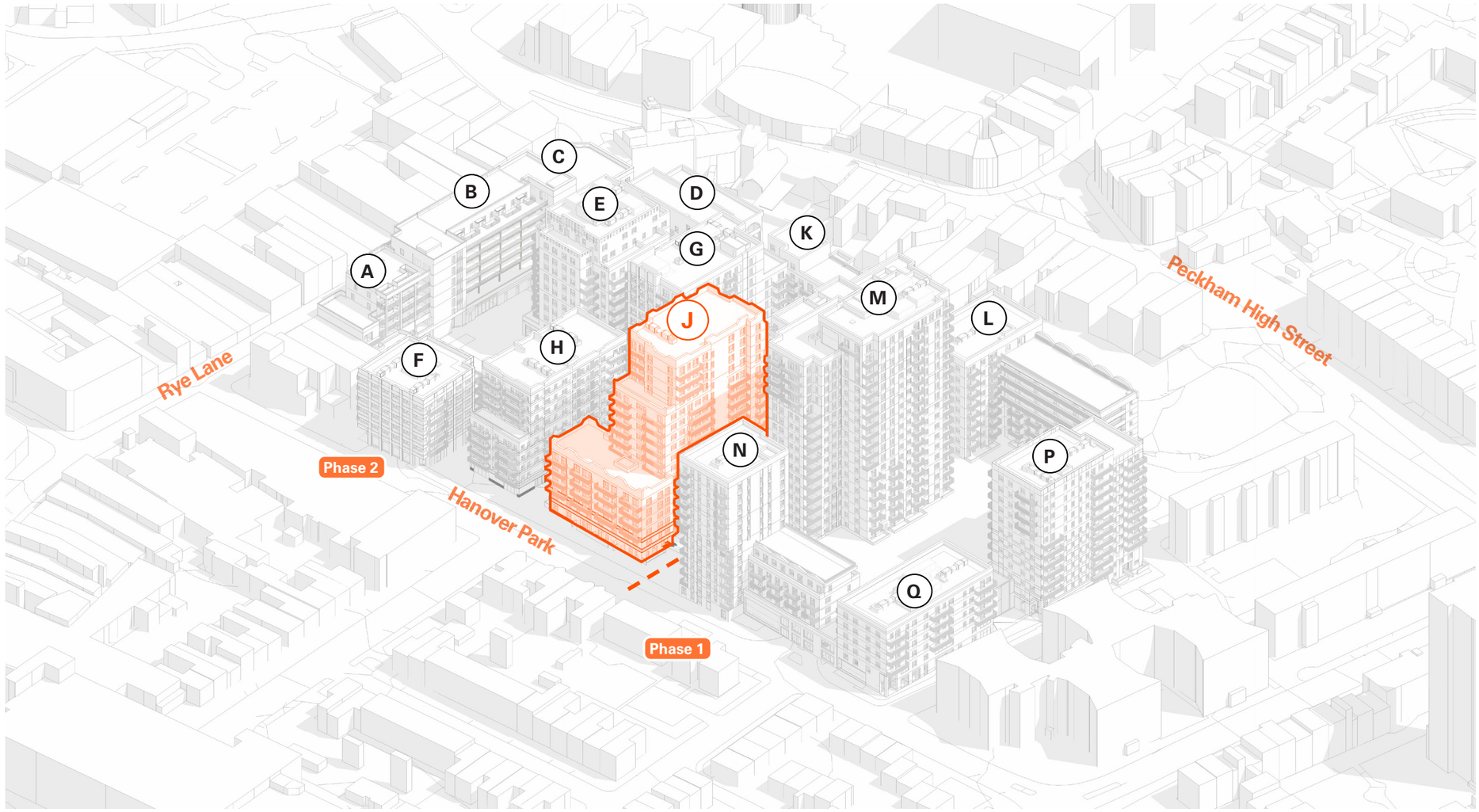
Market Sale *

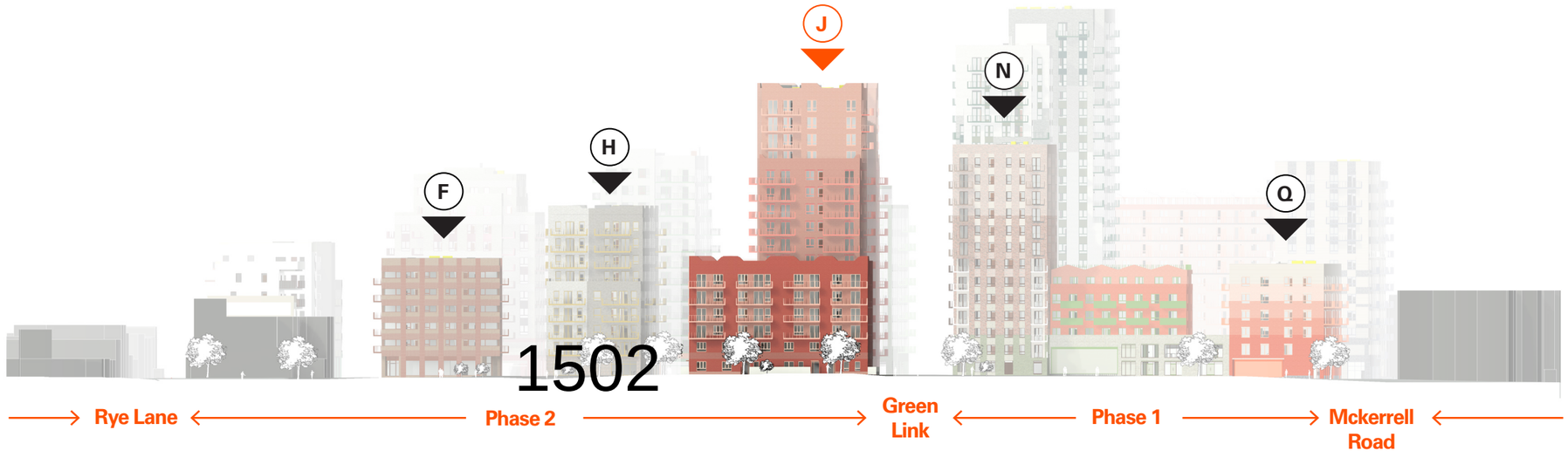
16	54
1B1P	1B2P
1	39
2B3P	2B4P
0	19
3B5P	3B6P

GIA

129,602 ft²
12,041 m²

*1 x 2B3P Intermediate





Building J

Floorplans

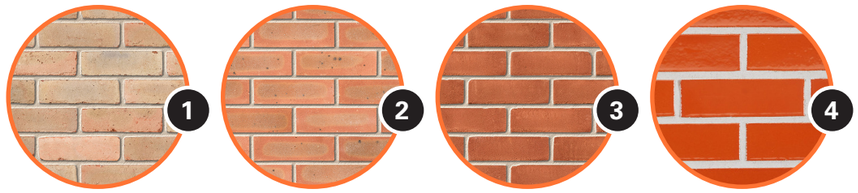
PLACEHOLDER

TYPICAL FLOOR PLANS

1503

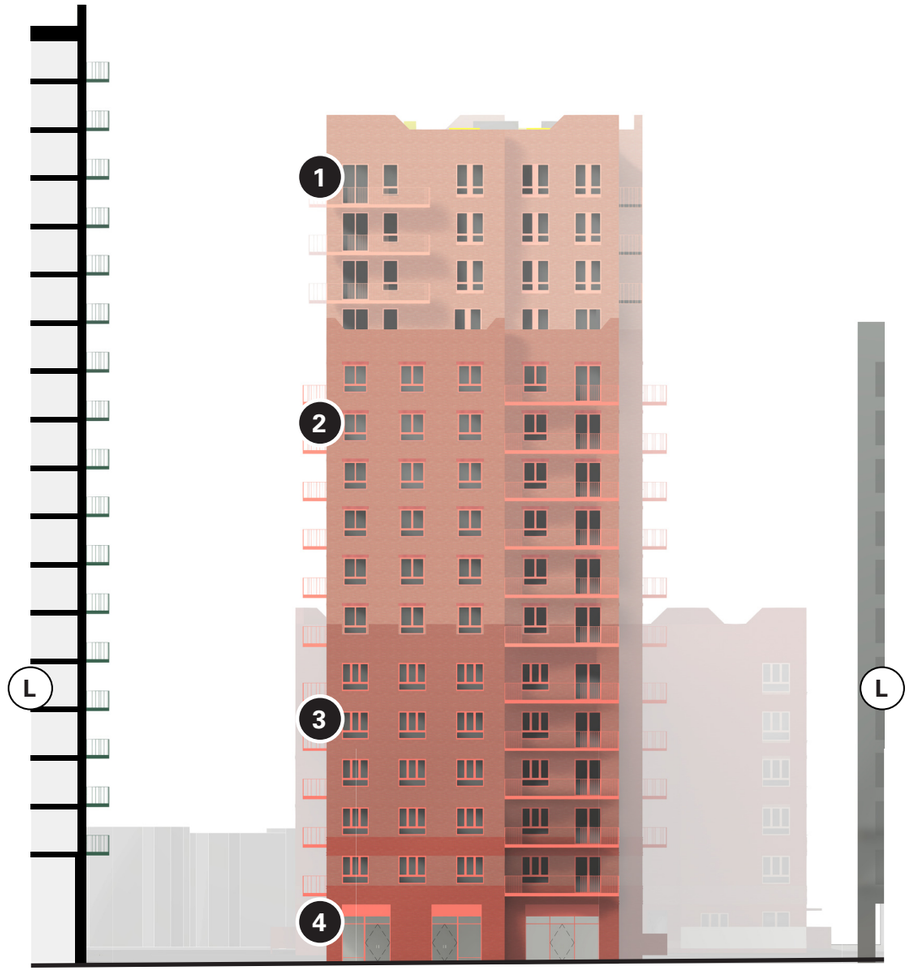
Building J

Facades





1 Aylesham Place elevation (West facing)

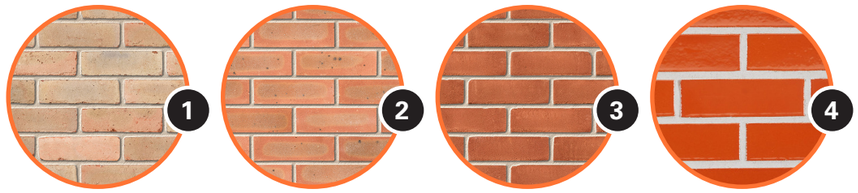


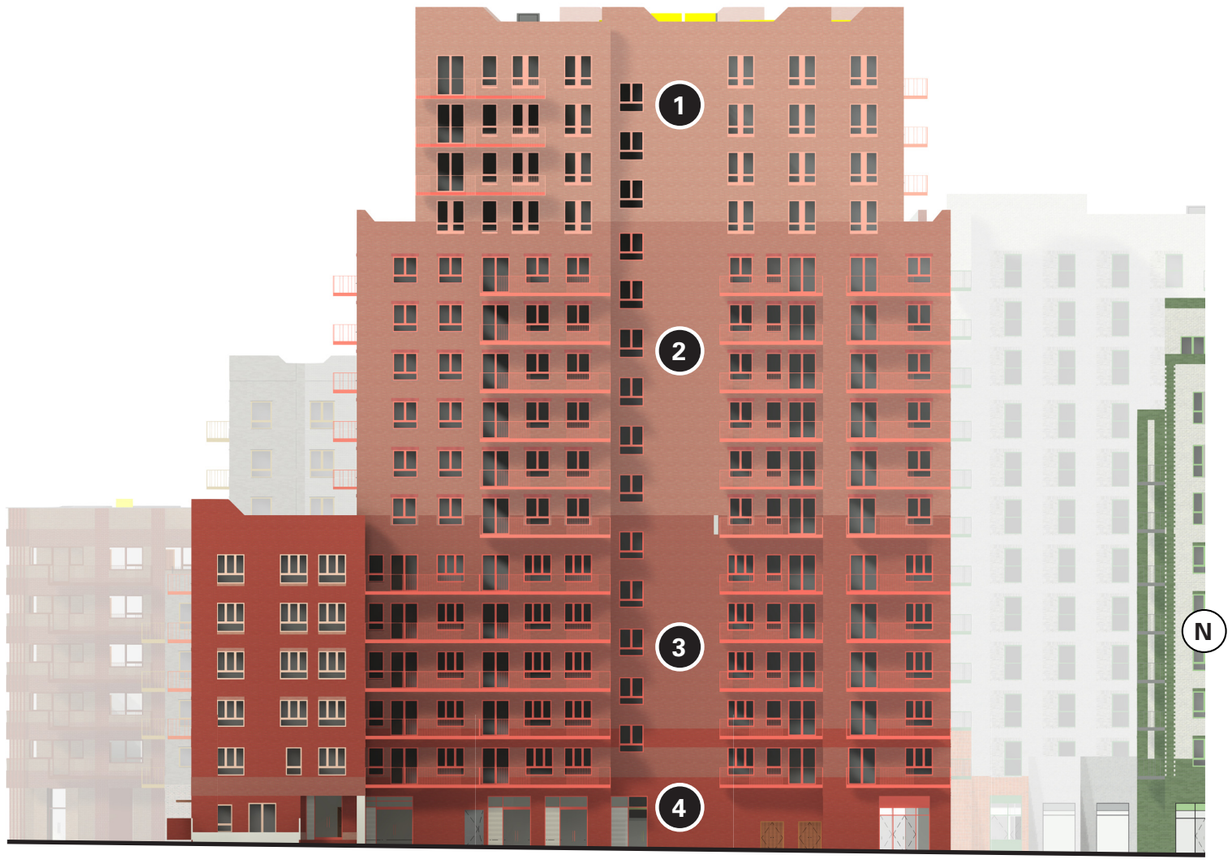
2 Green Link elevation (South facing)

0 1 2 3 4 5 10 m

Building J

Facades





1 Podium elevation (West facing)



2 Green Link elevation (North facing)

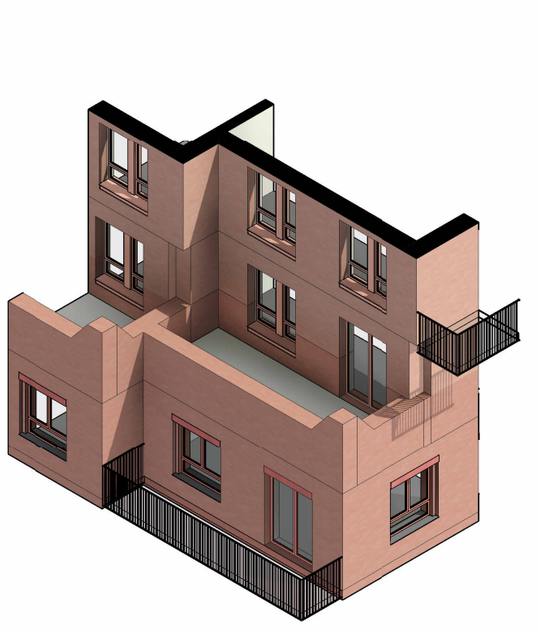
1505

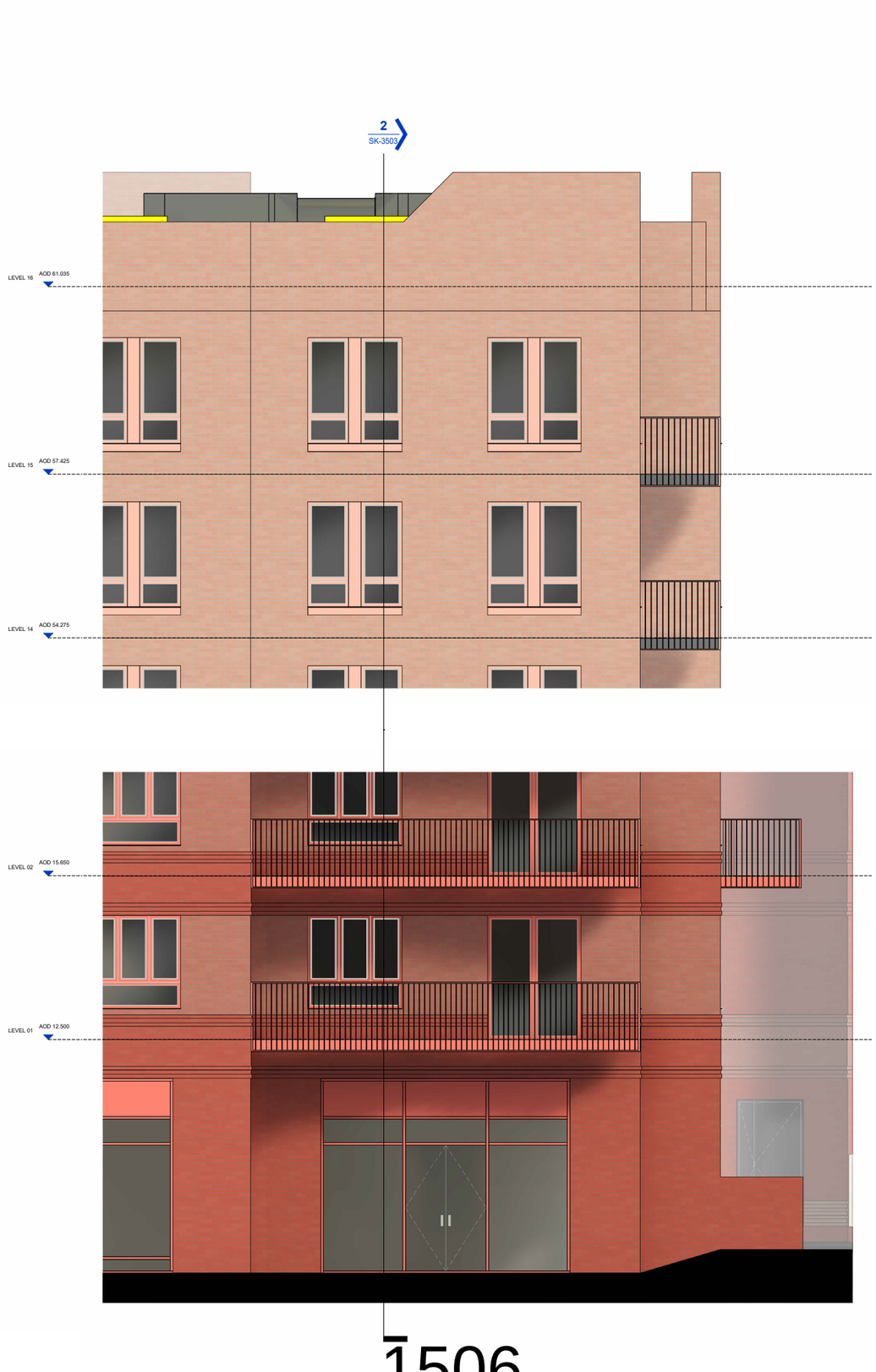
0 1 2 3 4 5 10 m

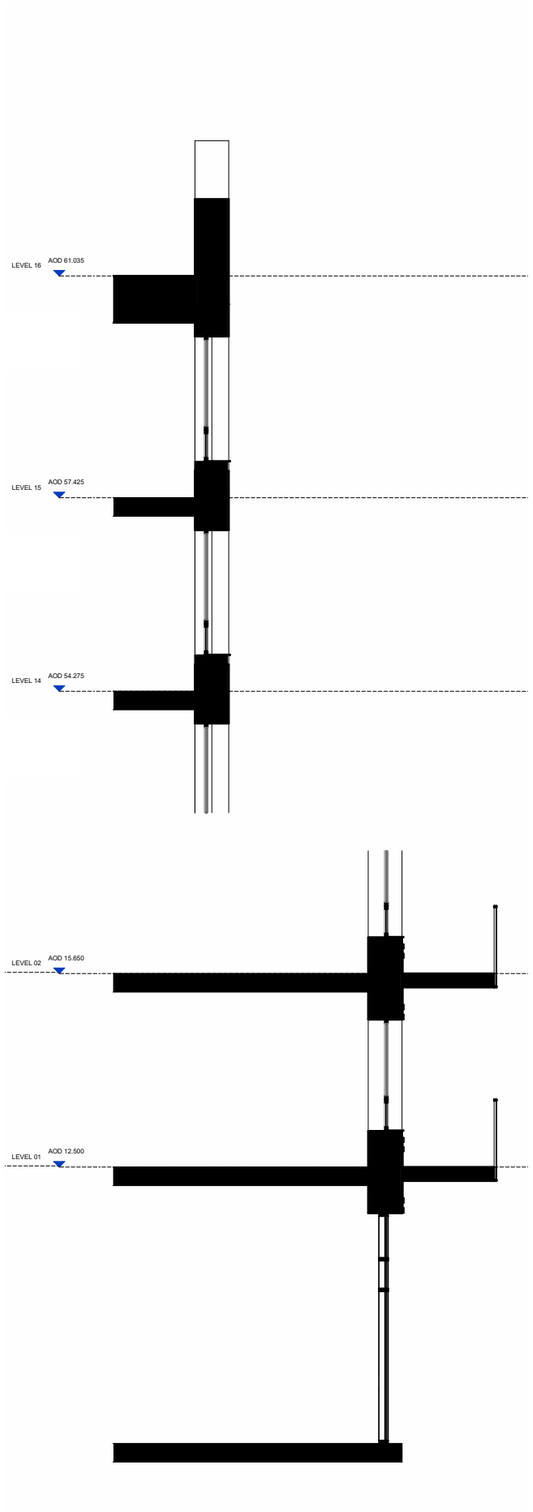
Building J

Bay elevation









1506

0 10 20 50 m

Building K

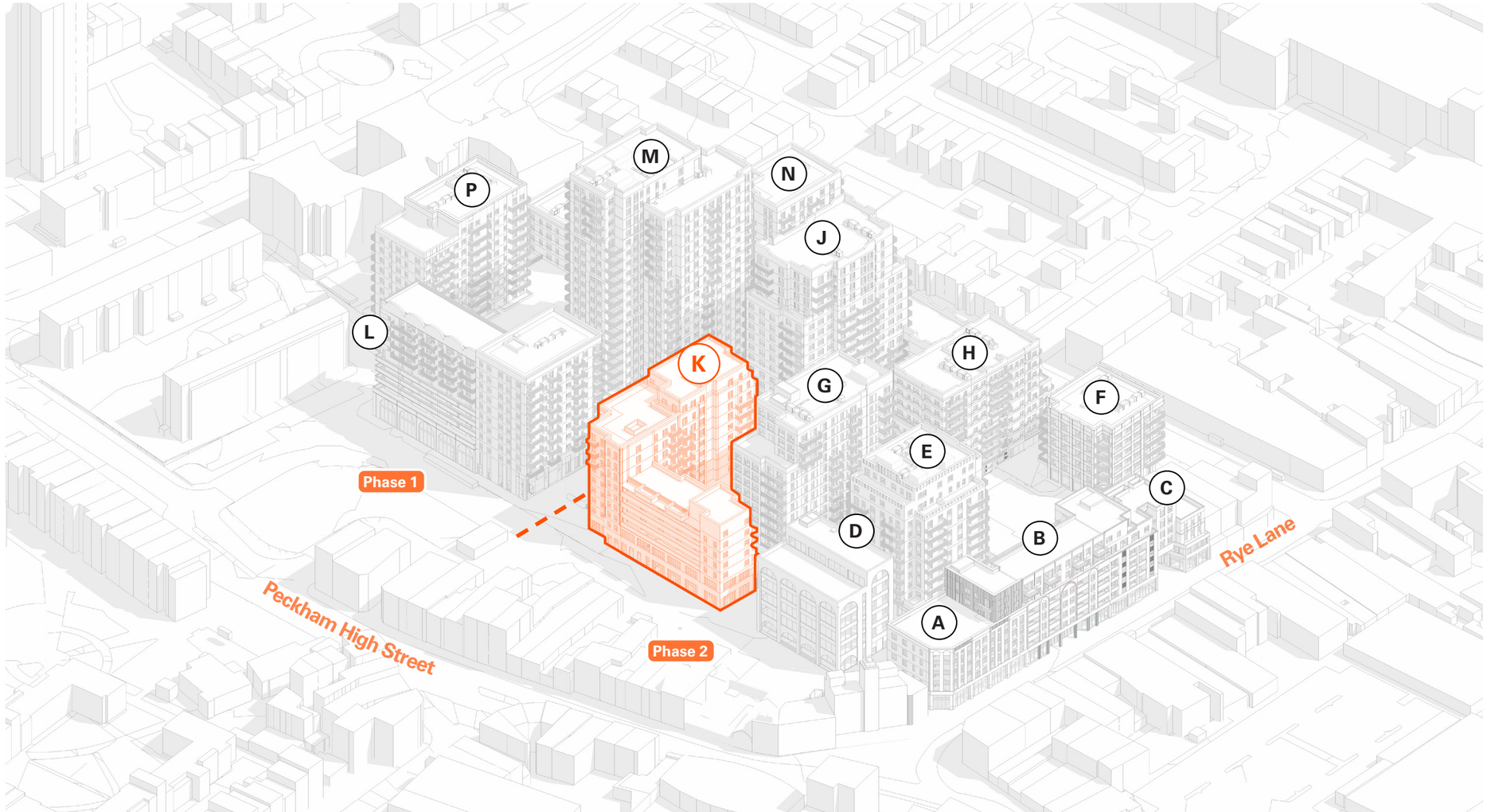
Overview

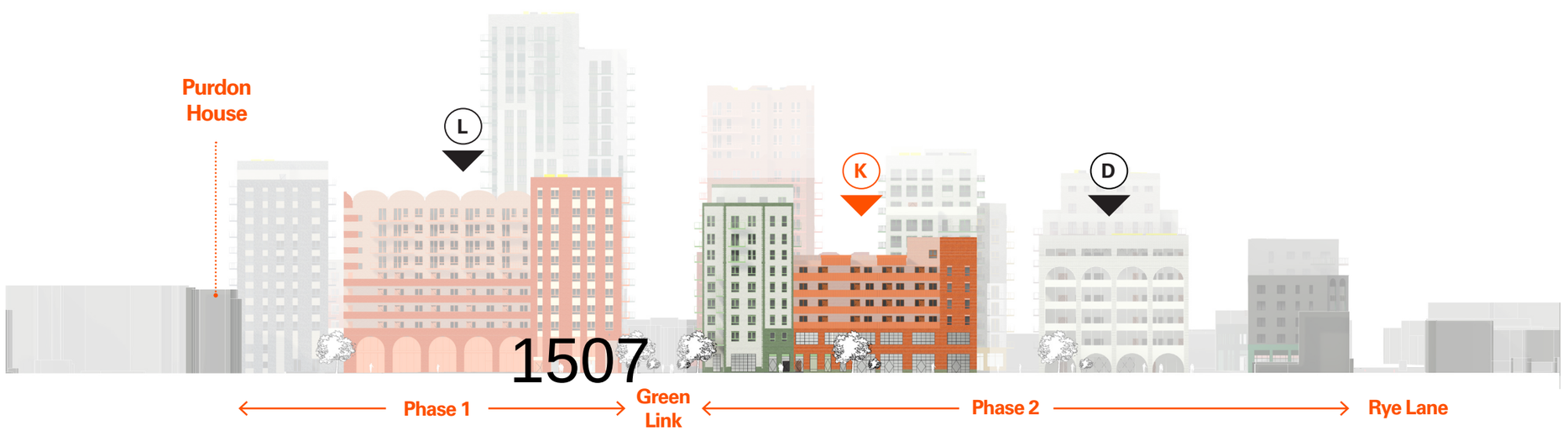
MRK / INT

8	30
1B1P	1B2P
14	16
2B3P	2B4P
7	10
3B5P	3B6P

GIA

96,434 ft²
9,959 m²





Building K

Floorplans

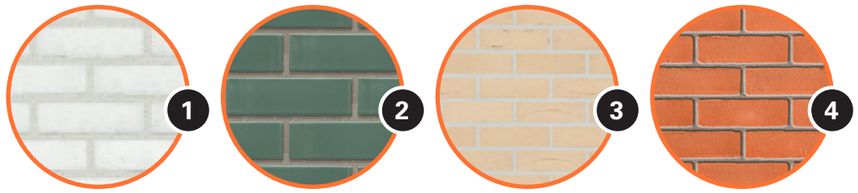
PLACEHOLDER

TYPICAL FLOOR PLANS

1508

Building K

Facades





1 Discovery Garden elevation (West facing)





2 Hanover Park elevation (South facing)



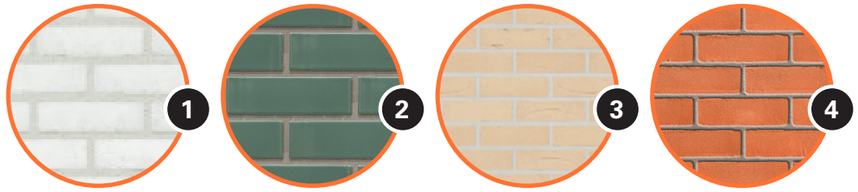
3 Aylesham Gardens elevation (North facing)

3 Aylesham Gardens elevation (North facing)

0 1 2 3 4 5 10 m

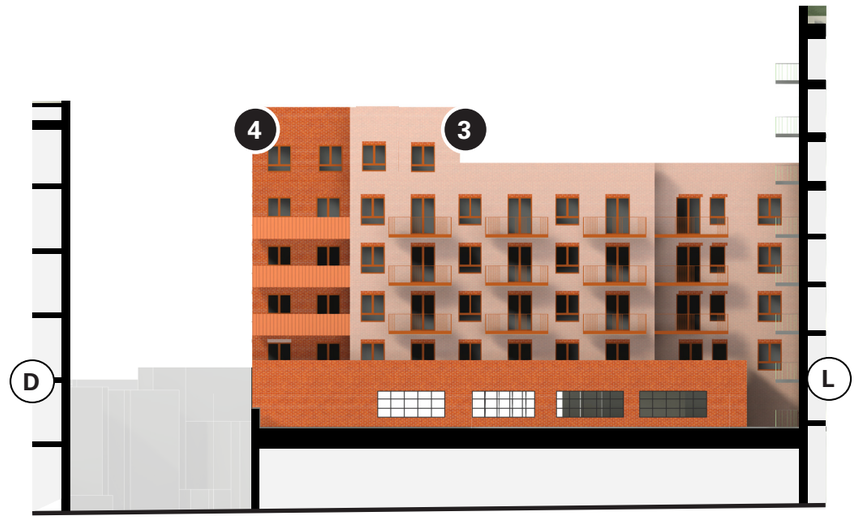
Building K

Facades





1 Discovery Garden elevation (West facing)



2 Hanover Park elevation (South facing)

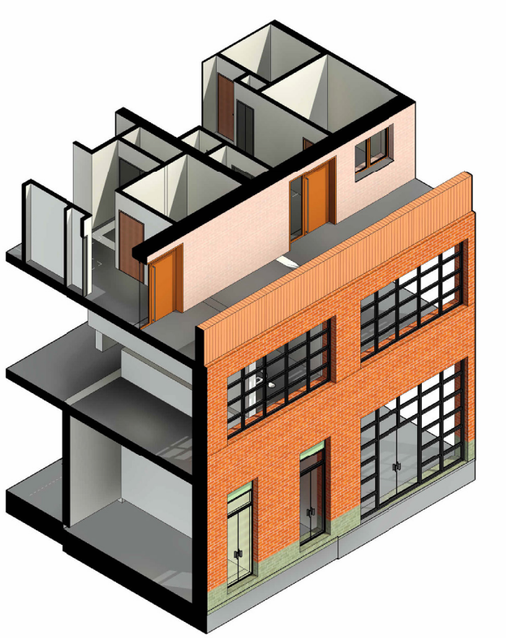
1510

0 1 2 3 4 5 10 m

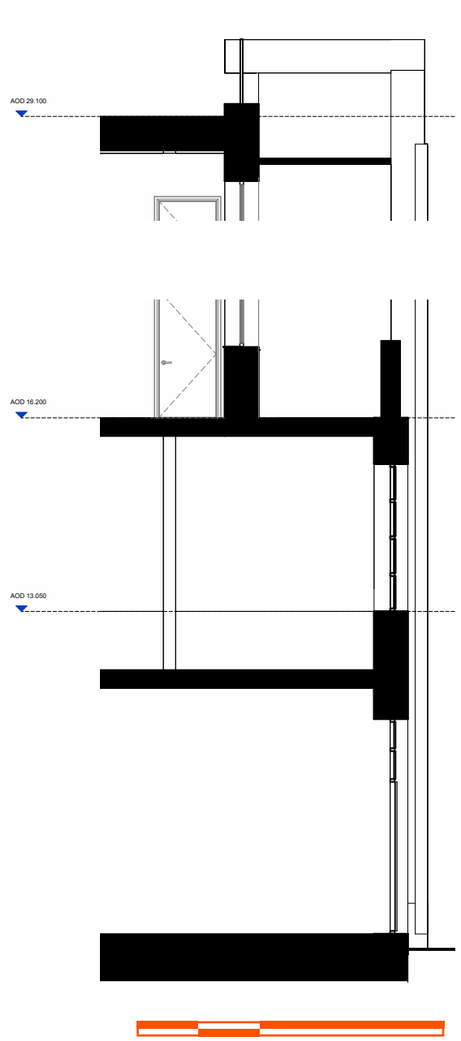
Building K

Bay elevation









1311

0 10 20 50 m

Sustainability

4

DRAFT

Sustainability

Overview

PLACEHOLDER

OBJECTIVES

1513

Sustainability

Berkeley Homes targets

PLACEHOLDER

TARGETS

1514

Sustainability

Mitigation strategies

PLACEHOLDER

DESIGING OUT URBAN HEAT ISLAND EFFECT
MINIMISING WATER USE
MINIMISING GREENHOUSE EMISISONS

Sustainability

Net biodiversity gain

PLACEHOLDER

BIODIVERSITY GAIN

Sustainability

Circular economy

PLACEHOLDER

CIRCULAR ECONOMY

Sustainability

Whole-life carbon

PLACEHOLDER

WHOLE-LIFE CARBON

Sustainability

Reuse of existing materials

PLACEHOLDER

REUSE OF EXISTING MATERIALS

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Sustainability

Energy: Residential heating

PLACEHOLDER

ENERGY

1520

Sustainability

Commercial heating & cooling

PLACEHOLDER

ENERGY

1521

Sustainability

Energy strategy

PLACEHOLDER

ENERGY

Sustainability

Energy strategy

PLACEHOLDER

ENERGY

1523

Sustainability

Overheating strategy

PLACEHOLDER

OVERHEATING

1524

Sustainability

Technical: External Envelope

PLACEHOLDER

EXT. ENVELOPE

Sustainability

Technical: External Envelope

PLACEHOLDER

EXT. ENVELOPE

Sustainability

Urban Greening factor

PLACEHOLDER

UGF

1527



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Illustration based on VU City visualisation

8 May 2024 • 15 May 2024

Aylesham Centre Redevelopment

Pre-App 08

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Residential quality: Phase 1 9

Residential quality: Phase 2 38

Sustainability 92

1530

Contents

Order of presentation

Residential quality: Phase 1

- Building L
- Building M
- Building N
- Building P
- Building Q

Residential quality: Phase 2

- Rye Lane buildings (A, B, C)
- Building D
- Building E
- Building F
- Building G
- Building H
- Building J
- Building K



Masterplan overview

1

1532



Masterplan overview

Facade approach



Overheating mitigation

- Deep window reveals
- Solar shading mechanisms
- Strategic balcony placement



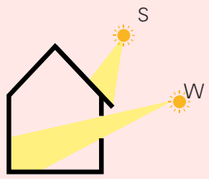
Acoustic consideration

- Glazing specification
- Attenuated ventilation panels
- Reduction of echo via sound dissipating internal finishes



Energy efficiency

- Enhanced fabric performance through airtightness detailing
- Balancing 'free' winter heating solar gain with summer overheating risk



Daylight / Sunlight

- Window orientation and placement
- Glazing ratio, sizing and geometry to utilise less glazing whilst maximising daylight levels
- Balcony placement to enable maximum daylight

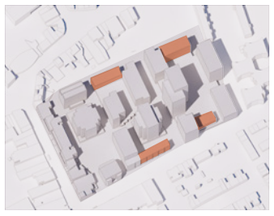


Residential typologies

Layering approach

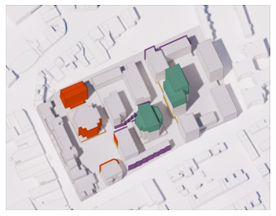


Parapet articulation

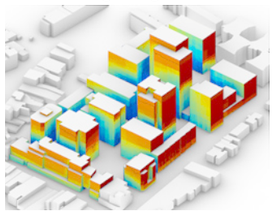


Technical considerations

Visual mitigation



Overheating mitigation*

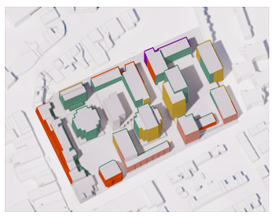


Technical considerations

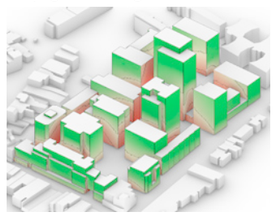
Balcony strategy



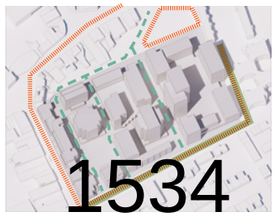
Acoustic response



Daylight / sunlight*



Site accessibility

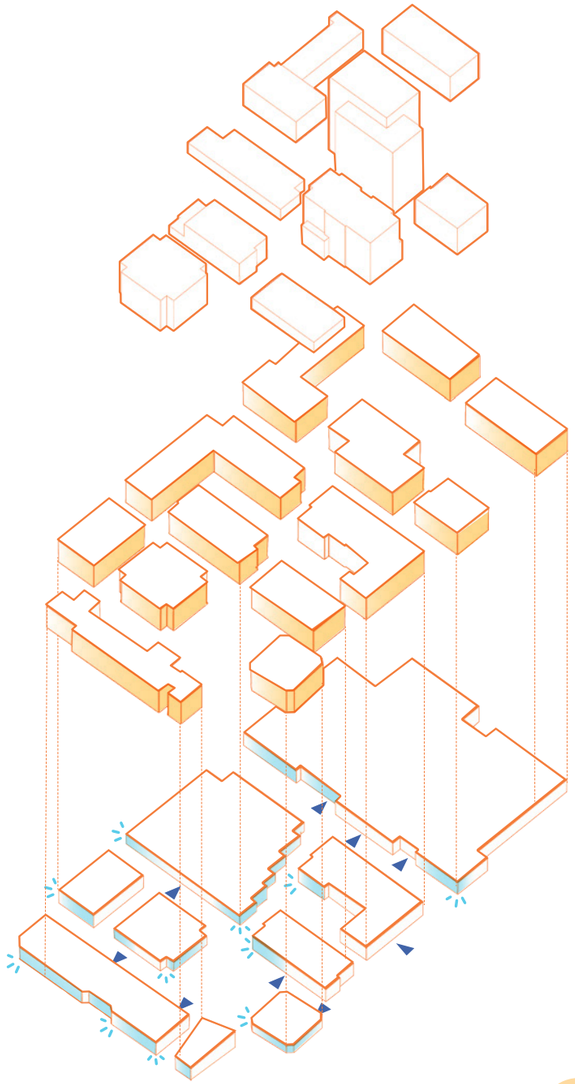


*dRMM internal assessment

You said: Feedback from our consultation activities has highlighted the importance of respecting key local views.

We did: The proposed layering and positioning of building across the site has careful considered the relationship with local views, mitigating impact of these.

A facade conceived at three scales



Neighbourhood views

- Form and colour of buildings respond to long townscape views

Residential quality

- Uniquely expressed residential buildings improve wayfinding through site
- Facade articulation and materiality are informed by daylighting considerations

Pedestrian experience

- Base of buildings respond to immediate context
- Accented plinths define key frontages and frames public realm

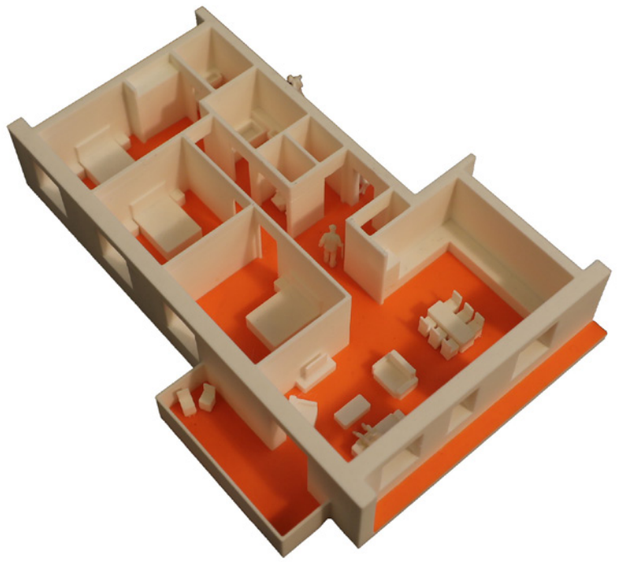
You said: The look and feel of new landscaping was identified as a key priority by the Community Champions Panel, who noted the need to prioritise accessibility and a welcoming atmosphere

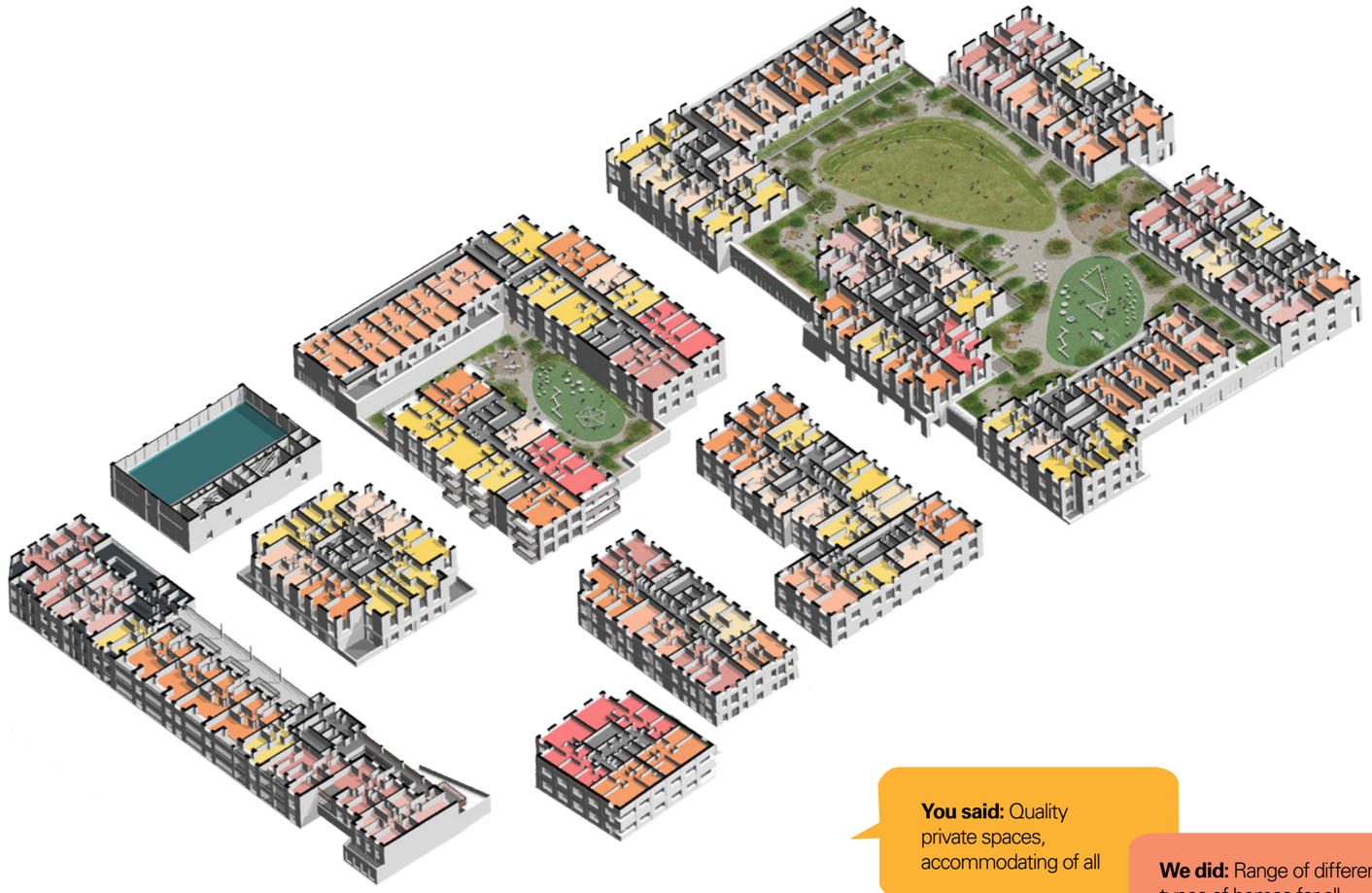
We did: Our design team appreciate the input received from the Panel on the look and feel of the ground floor and this has been reflected in the choice of materials, colours and shapes.

Masterplan overview

Residential Quality

- Uniquely expressed residential buildings to improve way-finding through site
- Facade articulation and materiality are informed by daylighting considerations



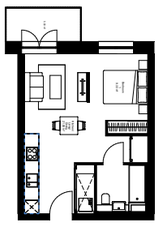


You said: Quality private spaces, accommodating of all

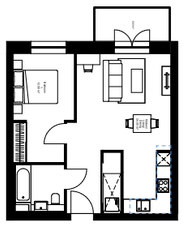
We did: Range of different types of homes for all including families

Typical unit layouts

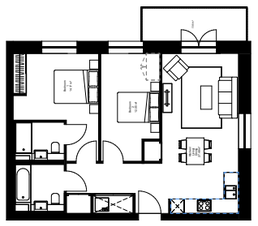
Apartment and storage area targets based on required NDSS minimums.



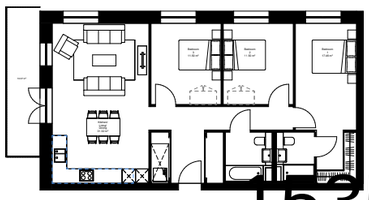
1B1P



1B2P

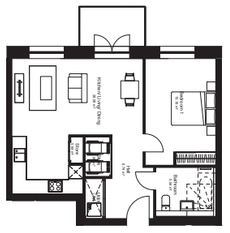


2B4P

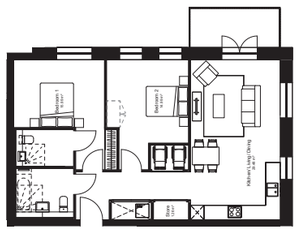


3B6P

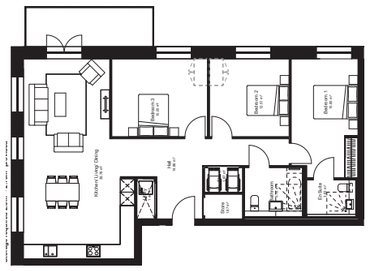
1535



1B2P WAU



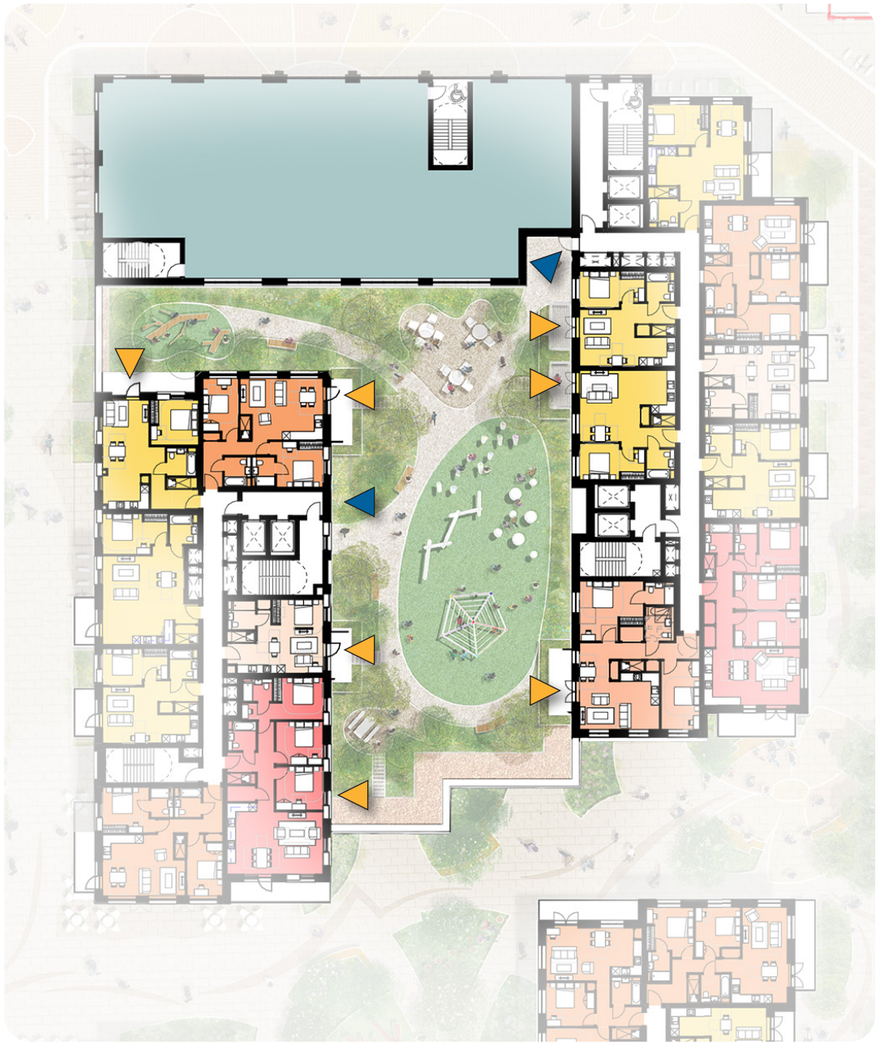
2B4P WAU



3B6P WAU

Masterplan overview

Communal gardens





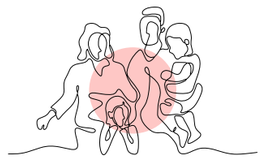
SPACE TO GATHER, PLAY, RELAX



OPPORTUNITY FOR BIOPHILIA & ECOLOGY



SPACE TO PLAY



SPACE FOR FAMILIES AND RESIDENTS



COMMUNAL LANDSCAPES

Entrances

- Residential (communal)
- Residential (private)

Residential quality: Phase 1

2

Phase 1

Overview



1538

Building L

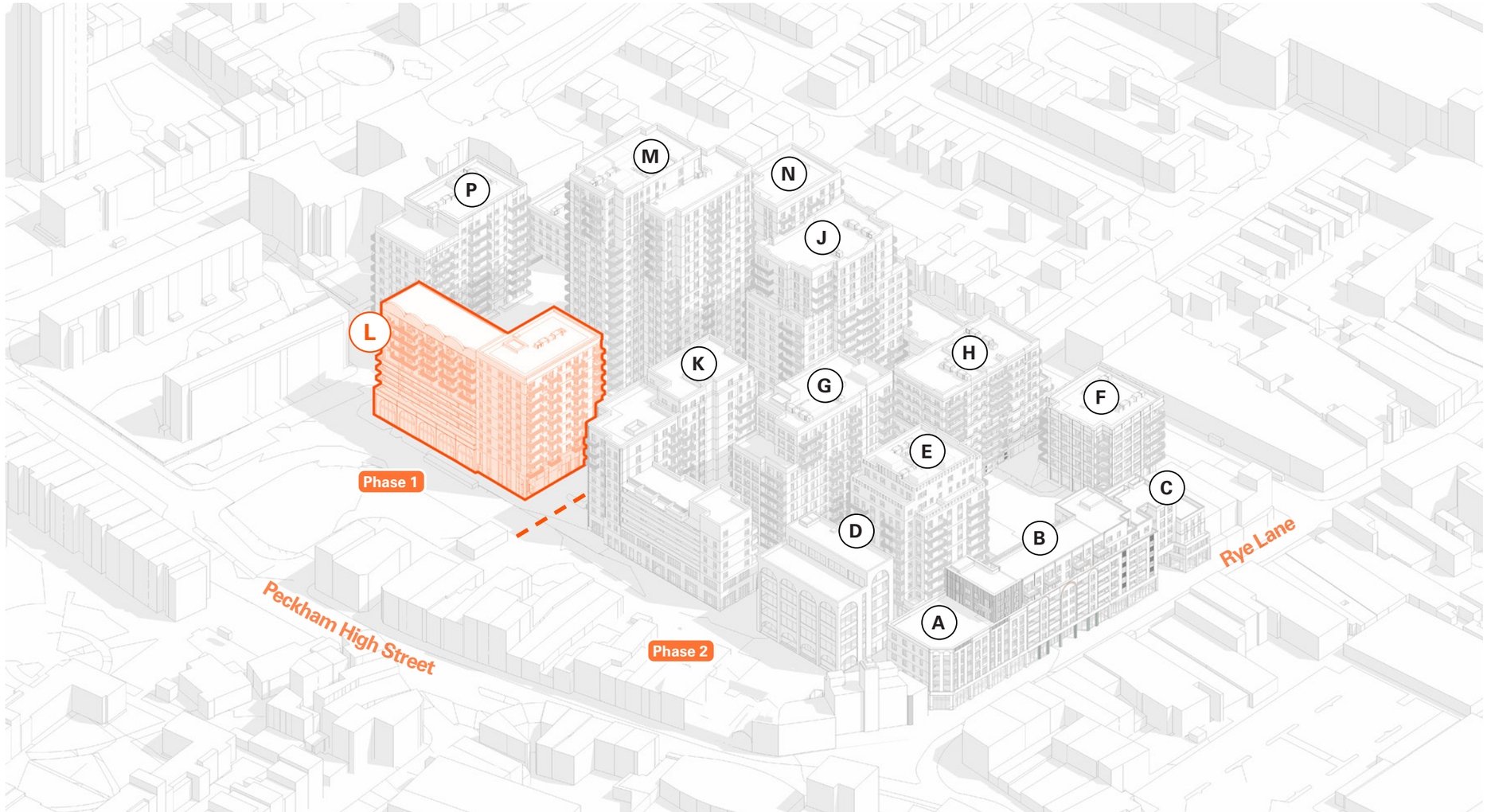
Overview

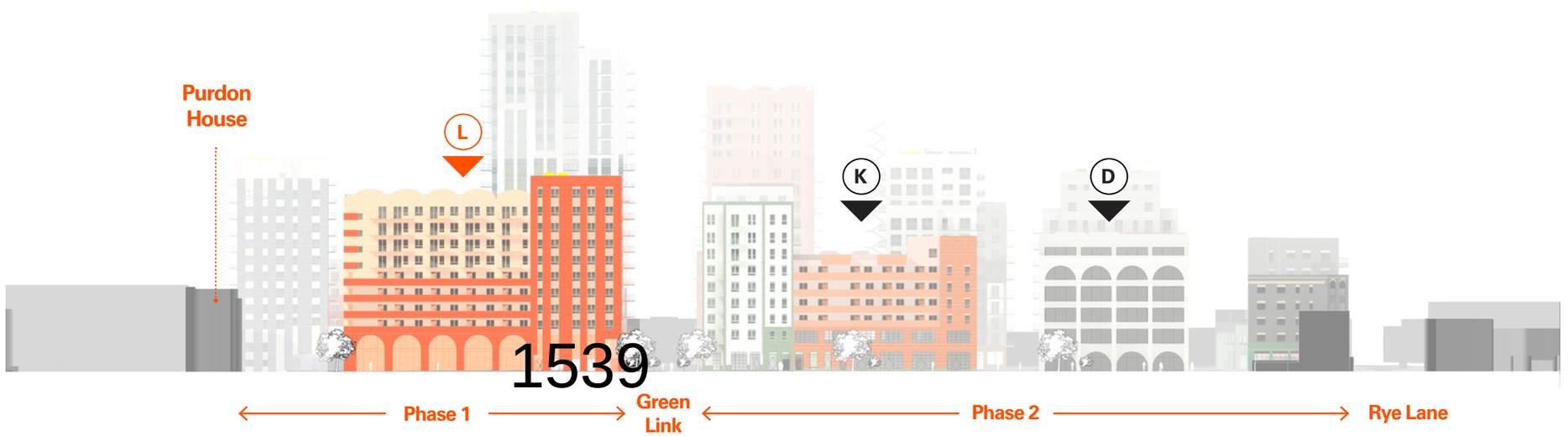
MRK / INT

18	40
1B1P	1B2P
10	26
2B3P	2B4P
0	0
3B5P	3B6P

GIA

92,955 ft²
8,636 m²







1540

1 View west onto Peckham Yards



1541

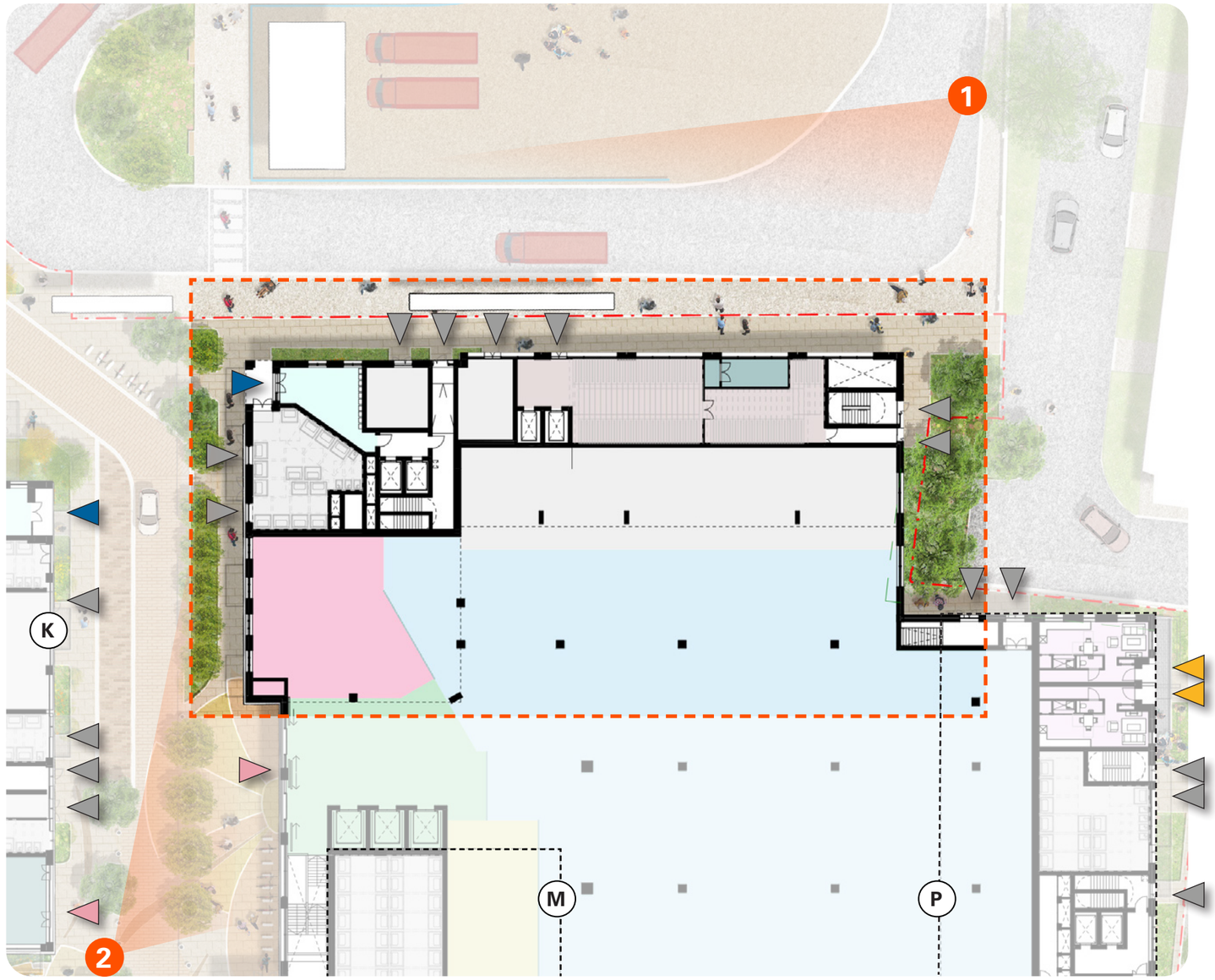
2 View east from Aylesham Place

Building L

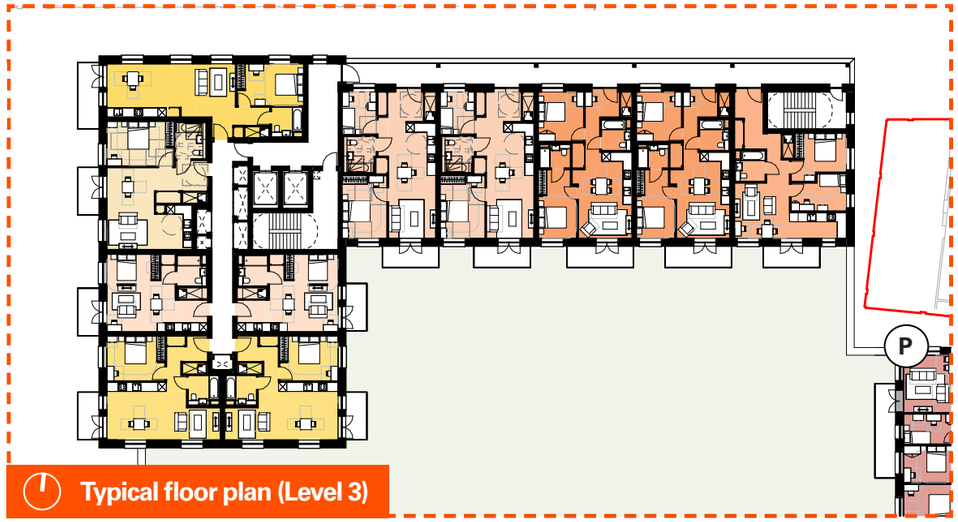
Floorplans

X Neighbouring building

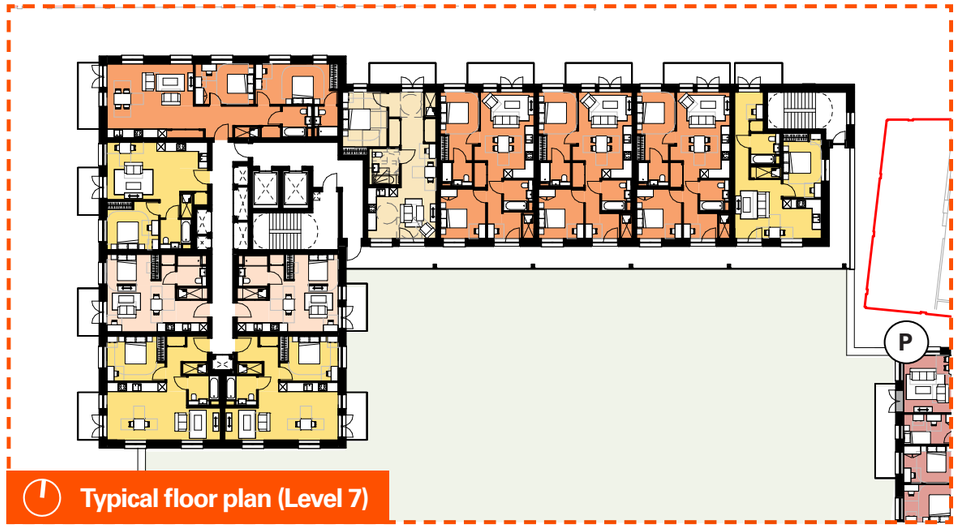
X Views



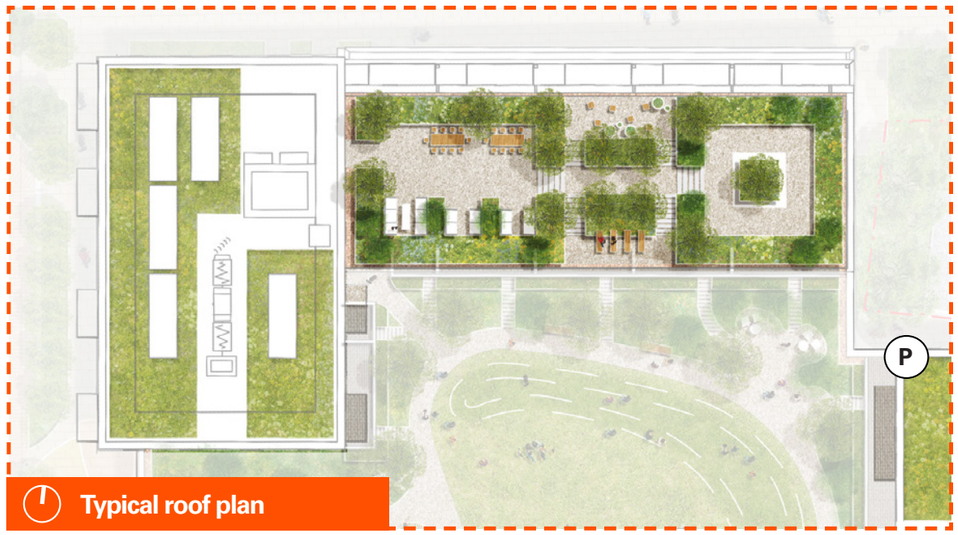
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 7)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed

- Lobby
- Cycle store
- Ancillary

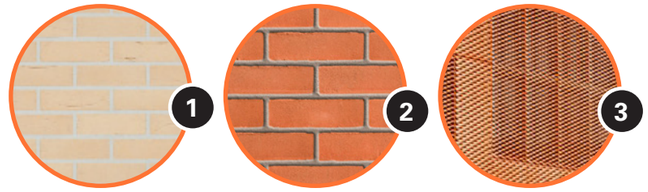
Commercial

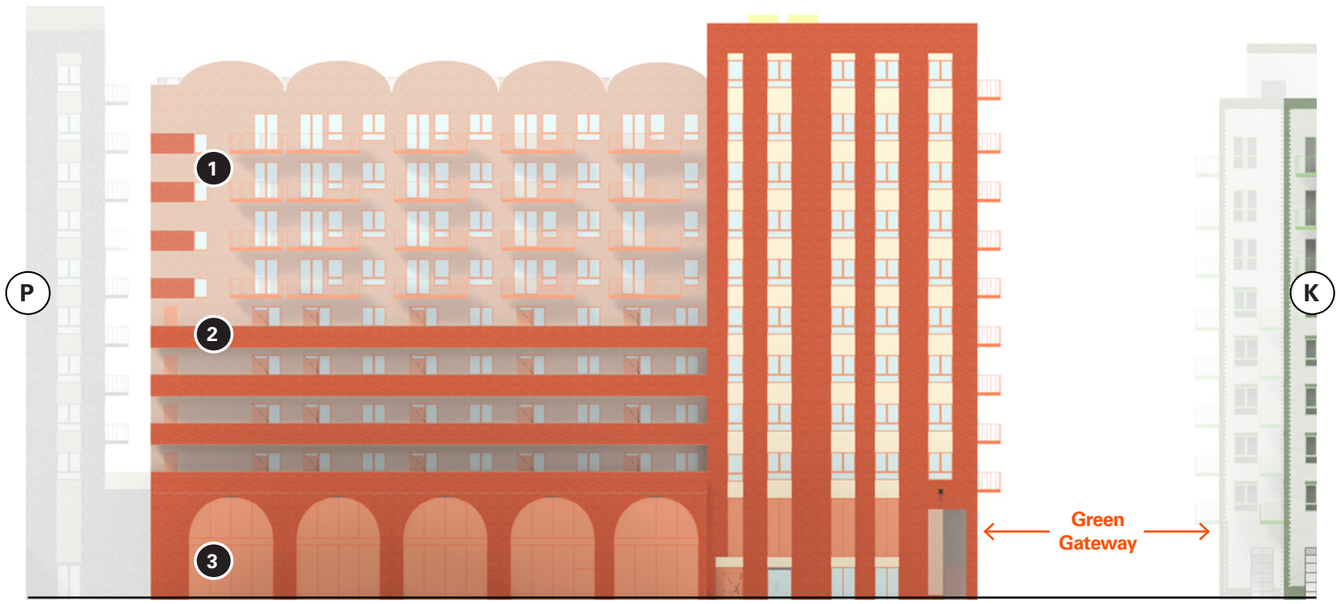
- Entrance
- Shop floor
- Commercial

Building L

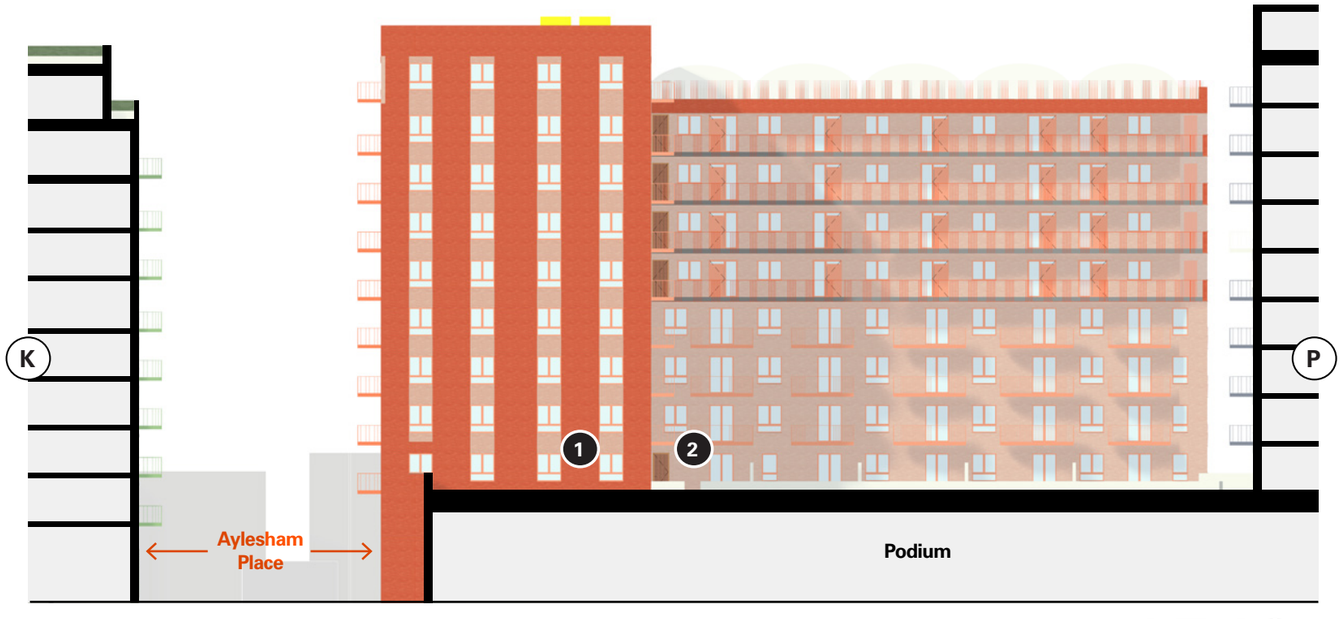
Elevations

0 1 2 3 4 5 10 m

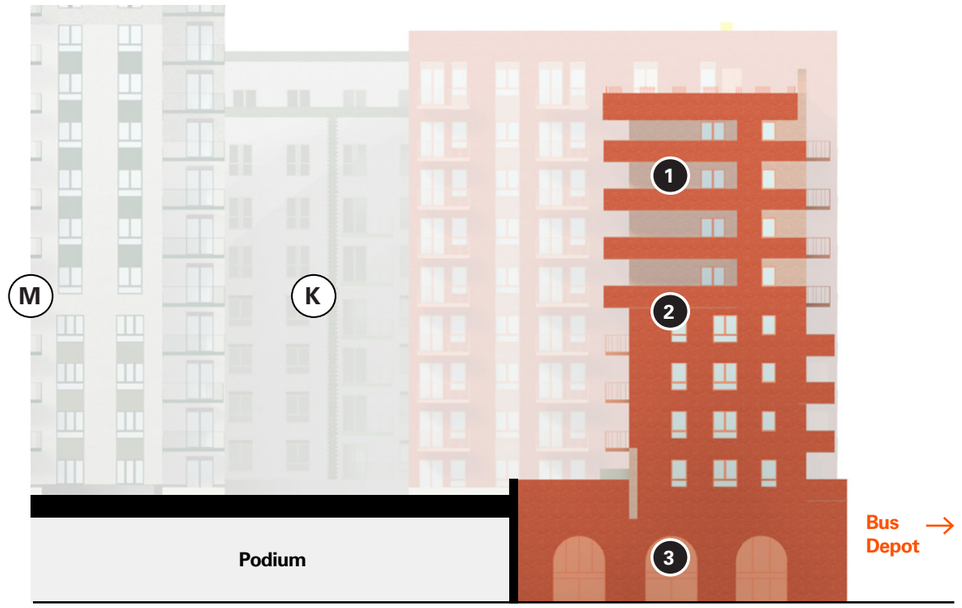




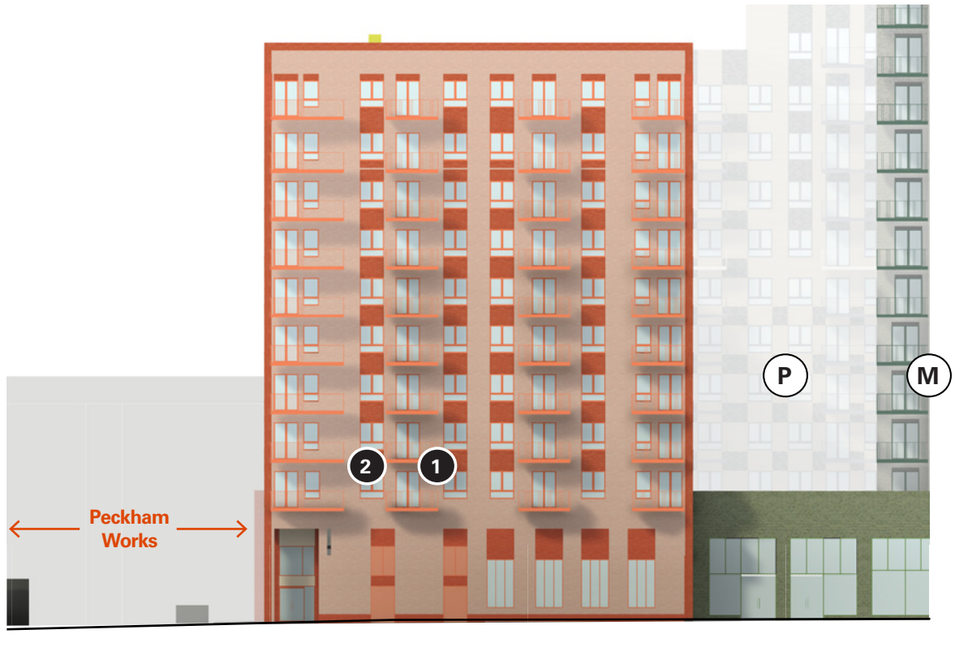
1 Bus depot elevation (North facing)



3 Podium elevation (South facing)



2 Mckerrell Road elevation (East facing)

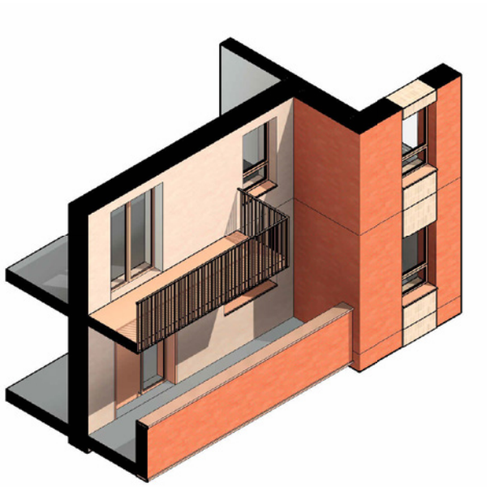


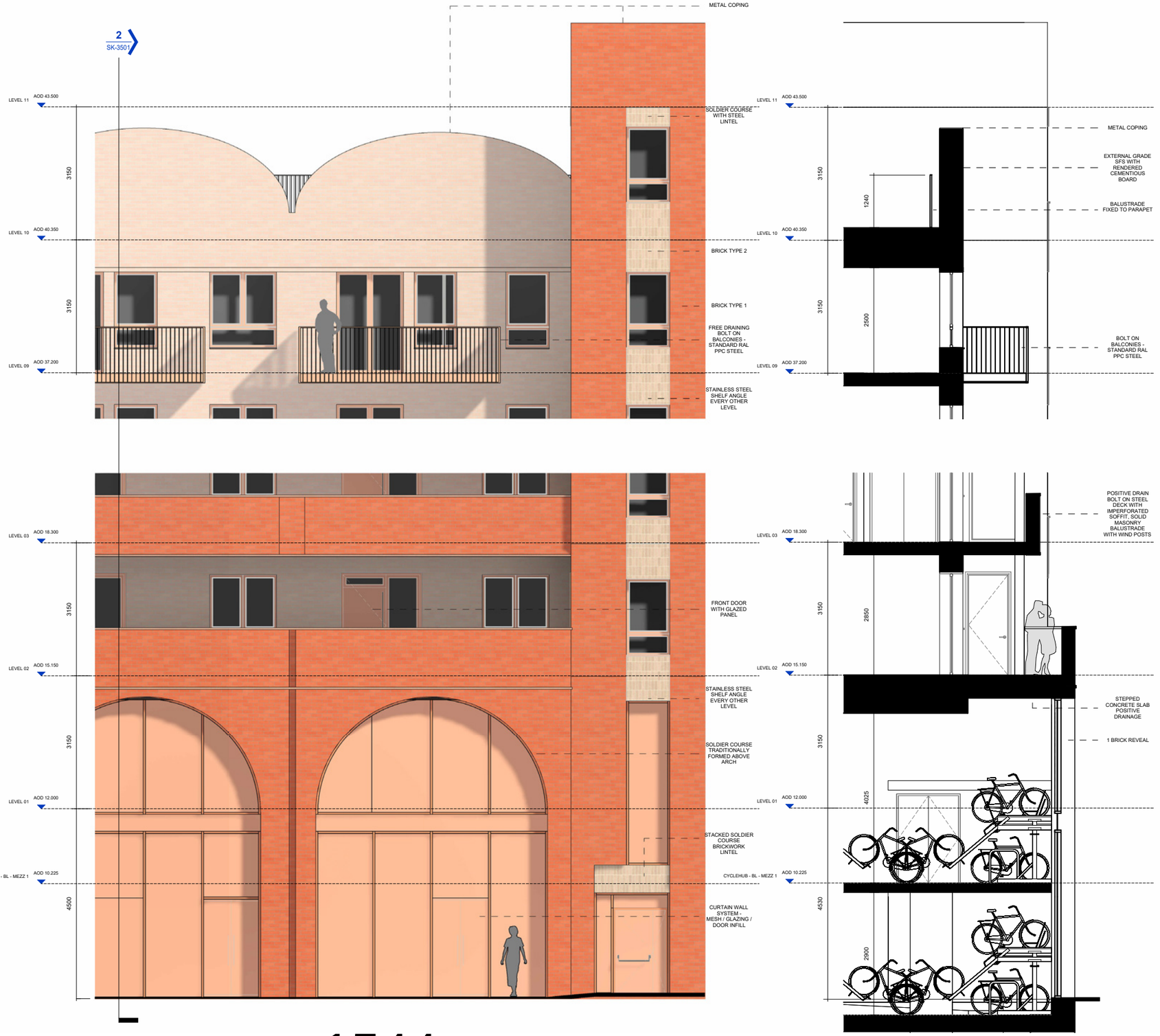
4 Green Link elevation (West facing)

Building L

Bay elevation







1544

Building M

Overview

Market Sale

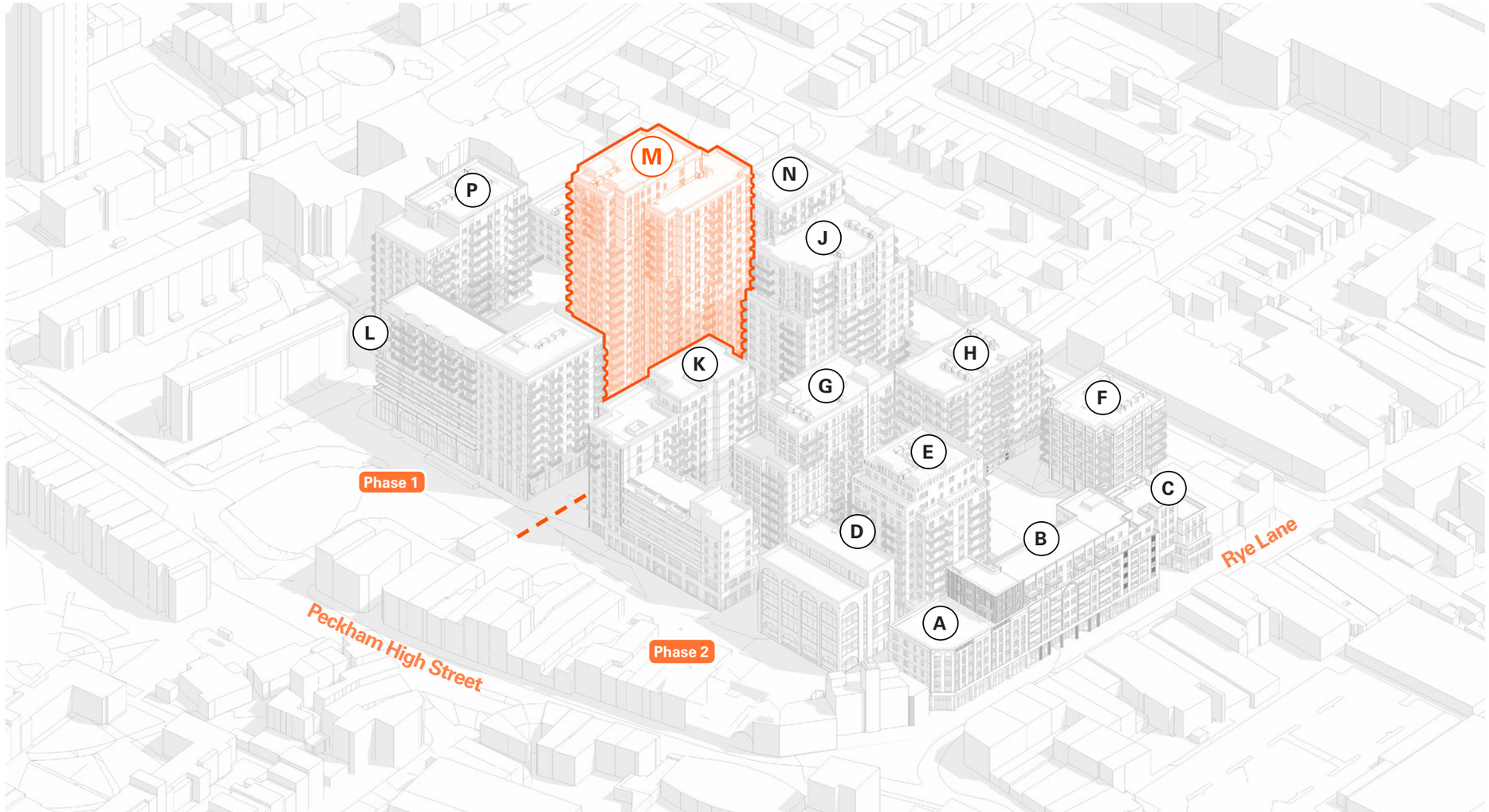
15	33
1B1P	1B2P
6	55
2B3P	2B4P
6	34
3B5P	3B6P

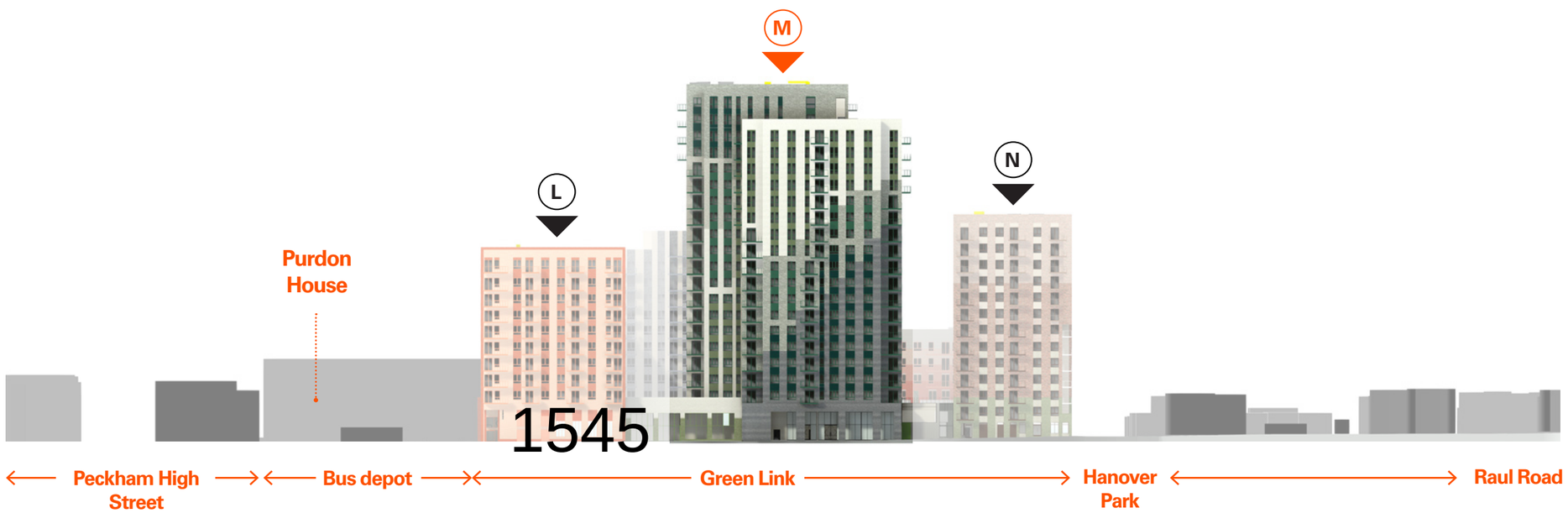
GIA

167,950 ft²
15,603 m²

You said:
Atmosphere
Maintained sense of openness

We did: Building orientated to retain views of the sky







1546

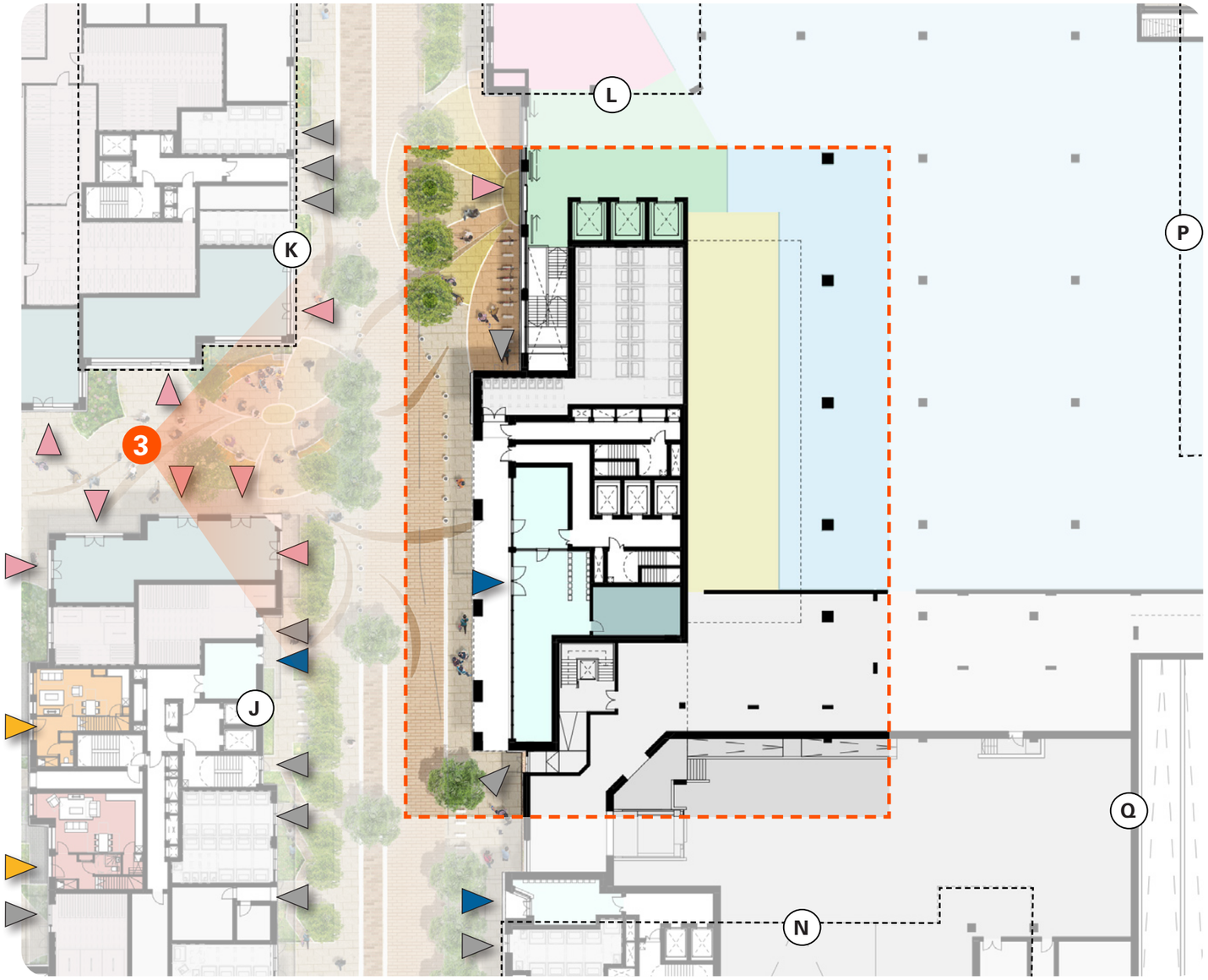
3 View east from Floral Wallk

Building M

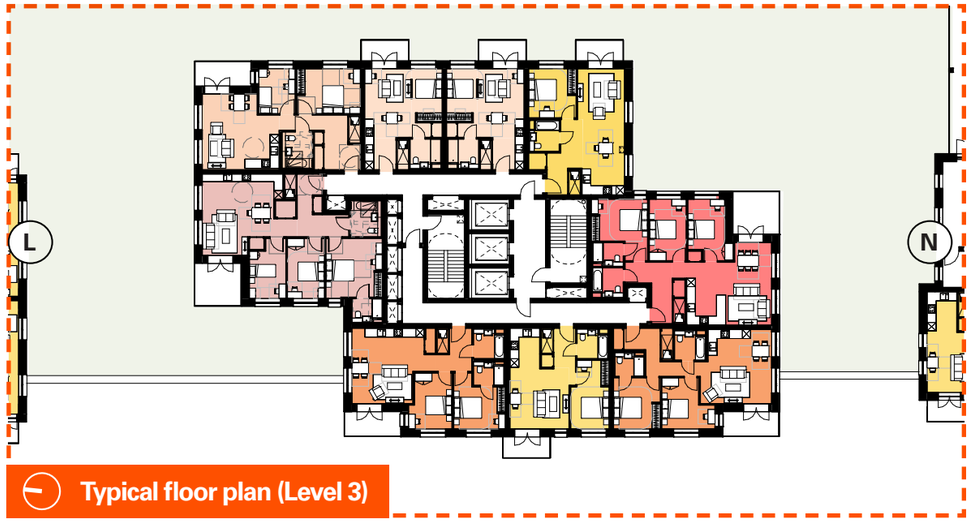
Floorplans

X Neighbouring building

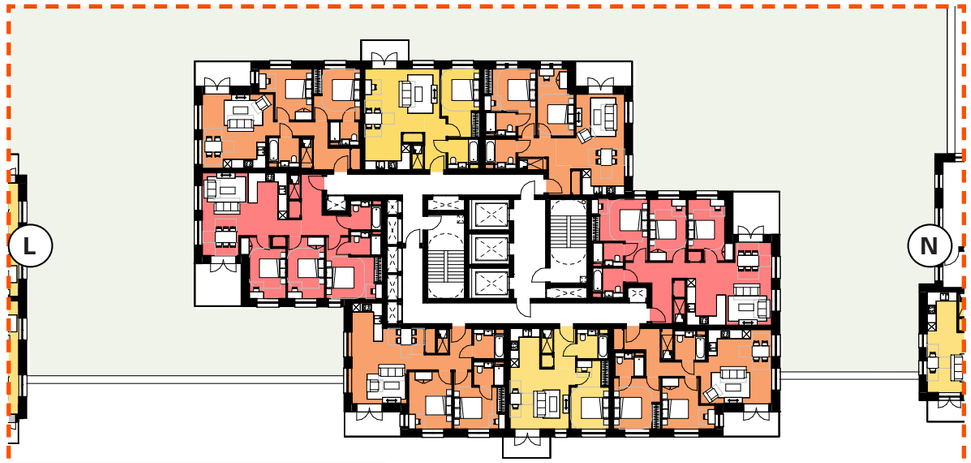
X Views



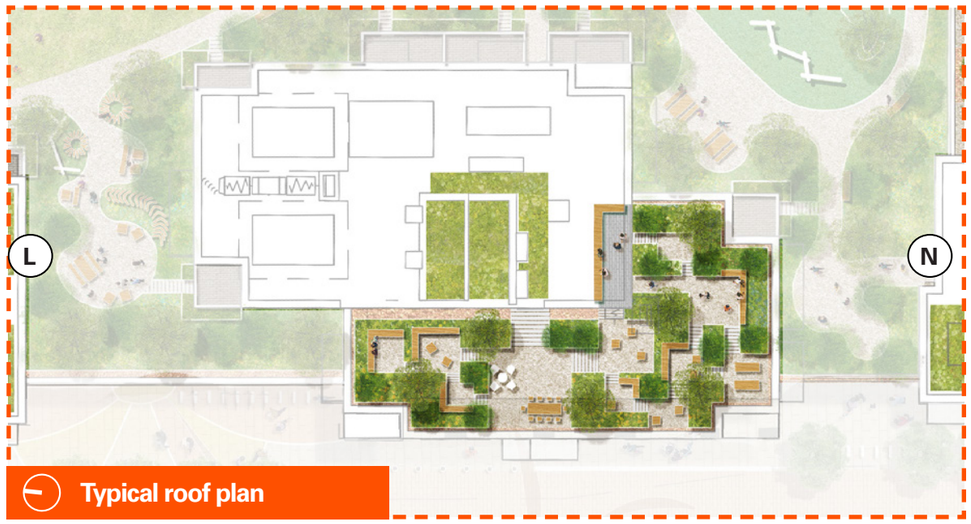
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 10)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed

- Lobby
- Cycle store
- Ancillary

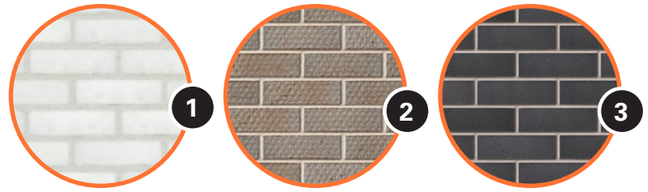
Commercial

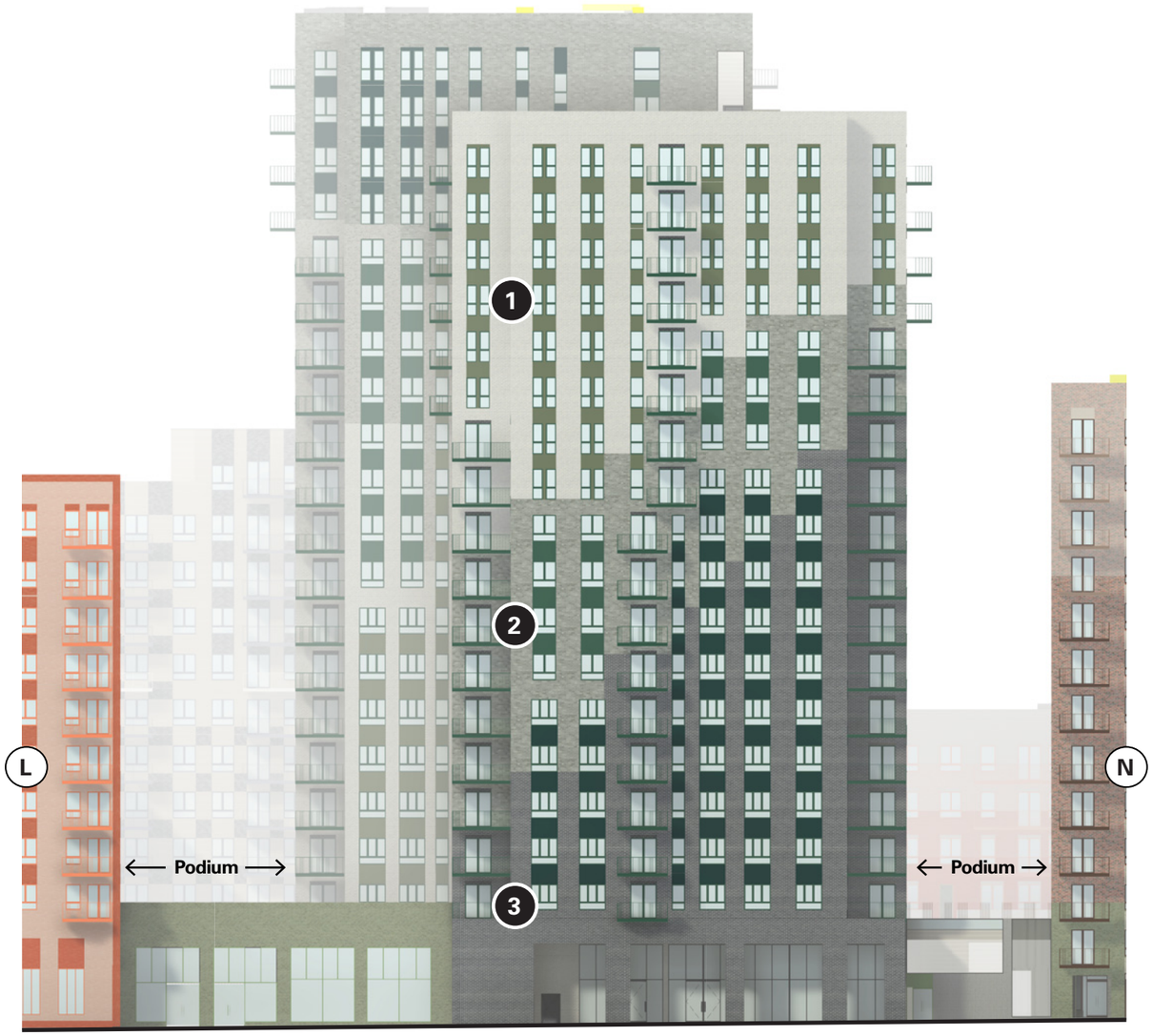
- Entrance
- Shop floor
- Commercial

Building M

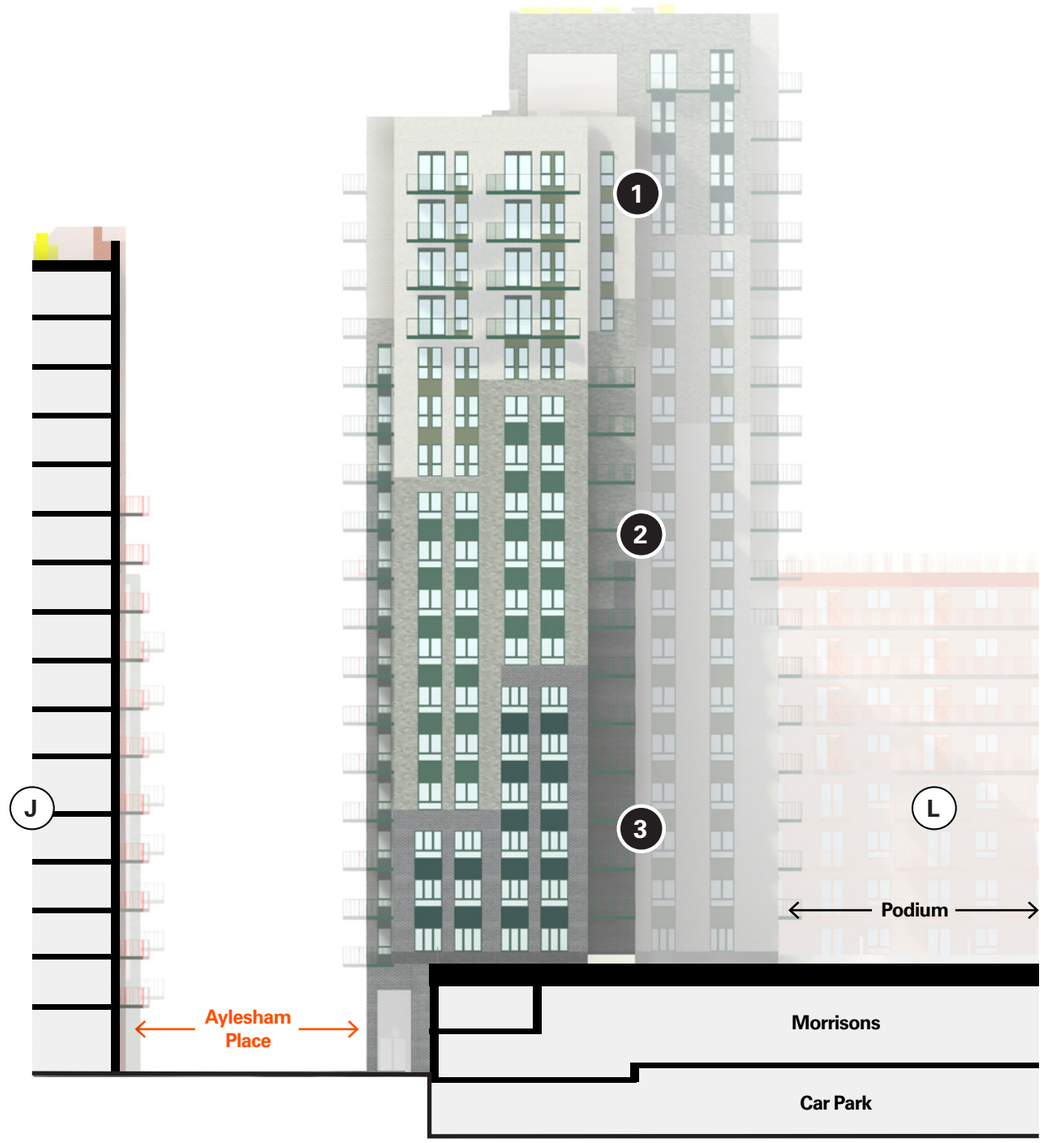
Elevations

0 1 2 3 4 5 10 m





1 Aylesham Place elevation (West facing)

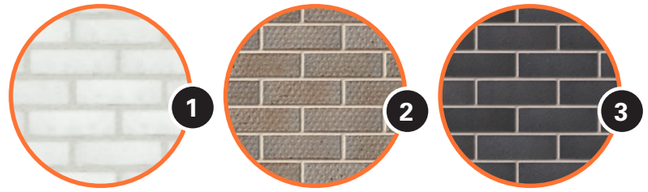


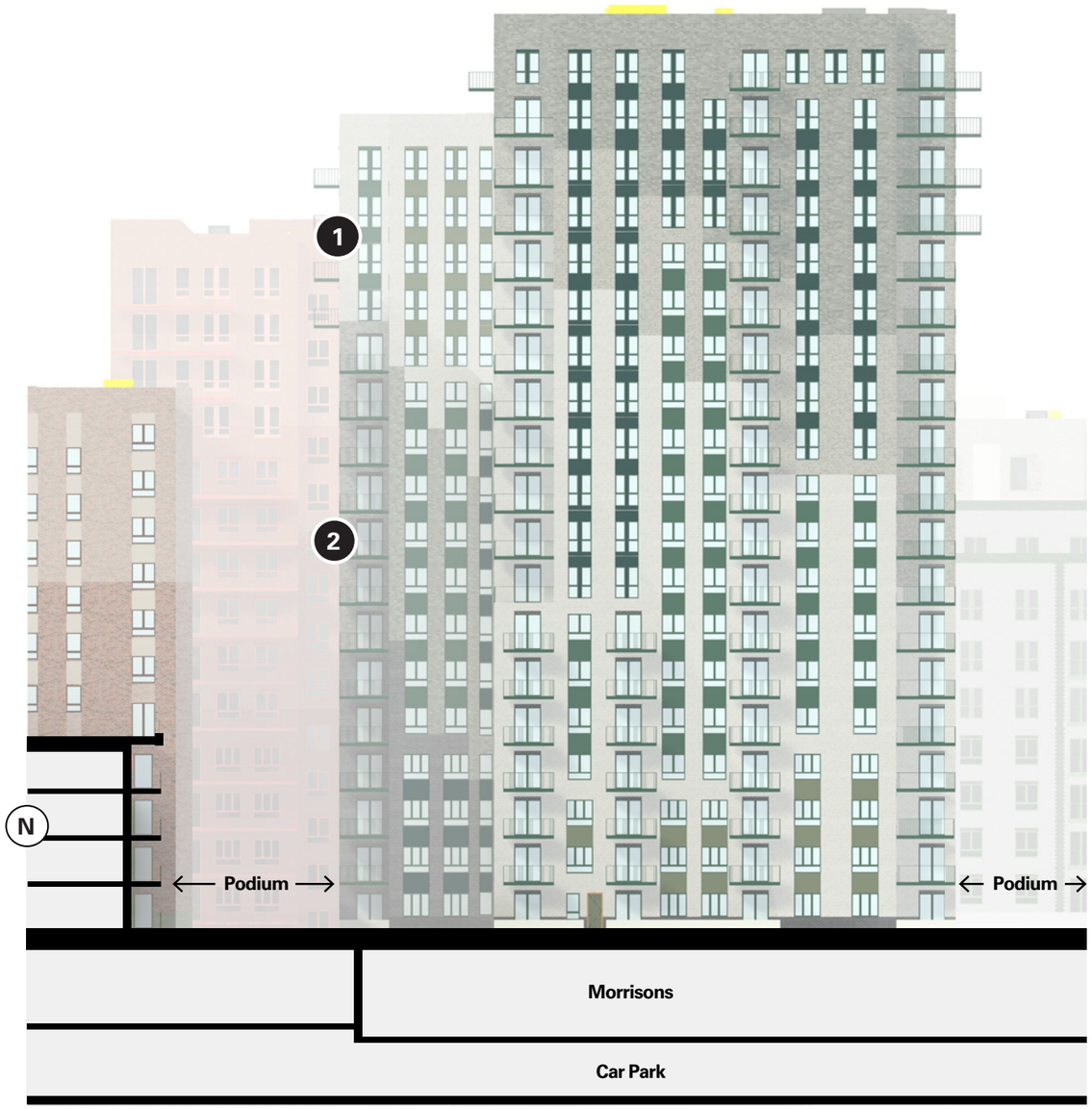
2 Green Link elevation (South facing)

Building M

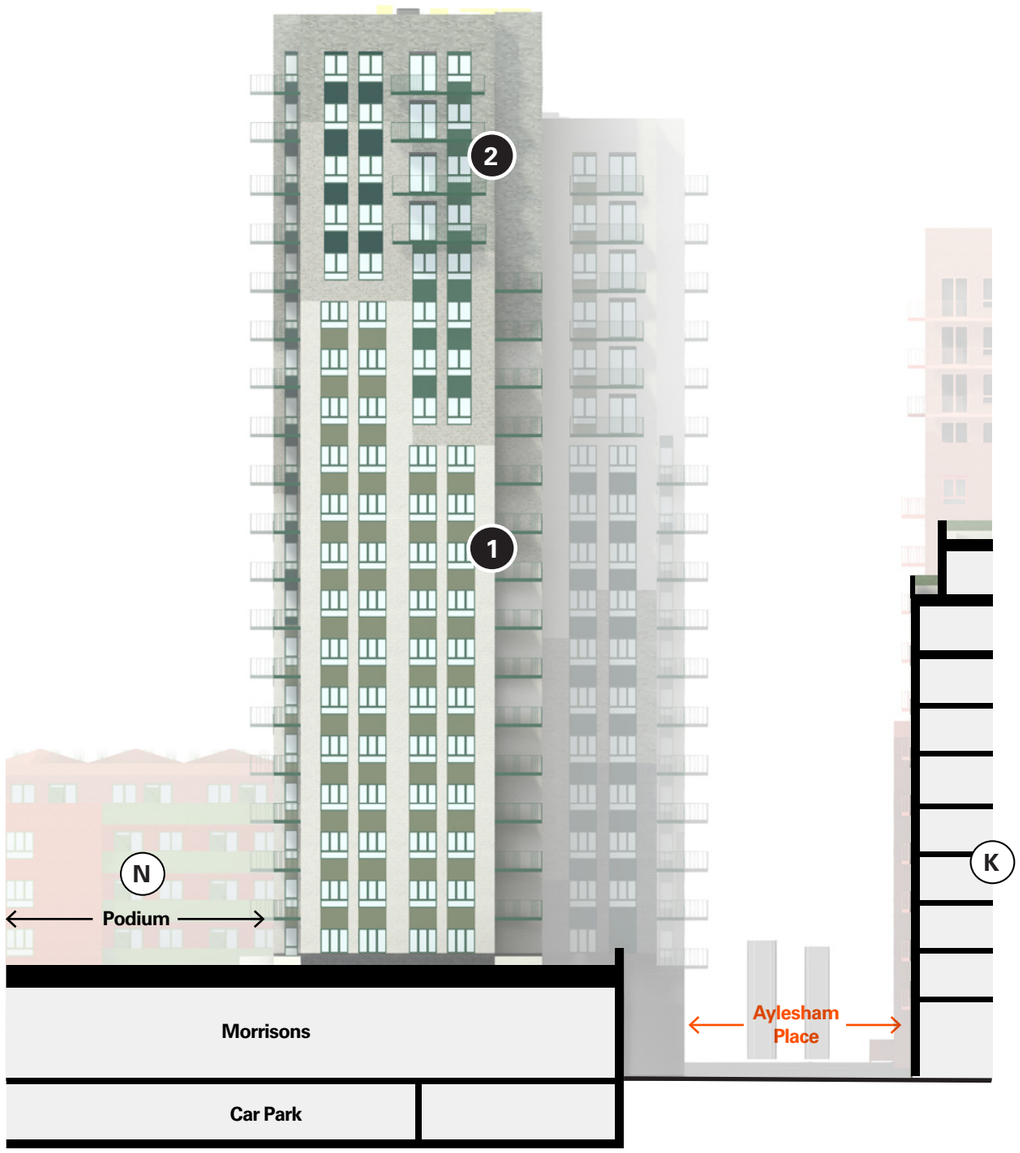
Elevations

0 1 2 3 4 5 10 m





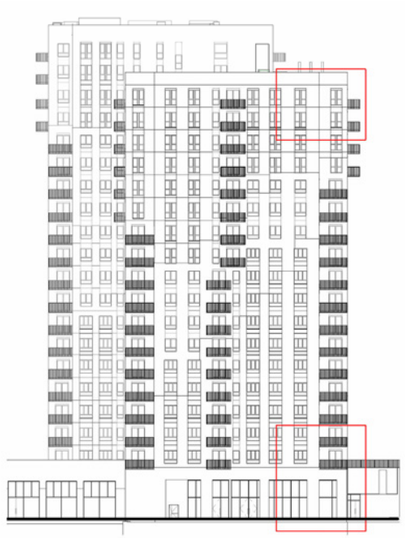
3 Podium elevation (West facing)

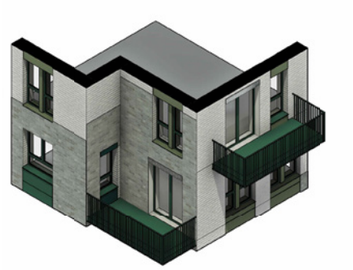


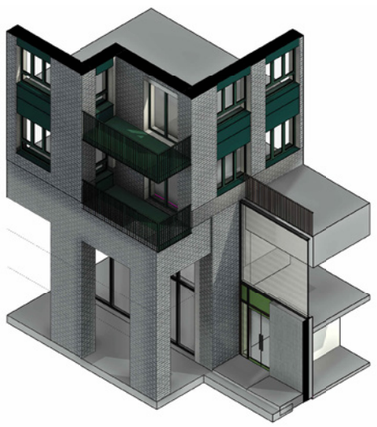
4 Green Link elevation (North facing)

Building M

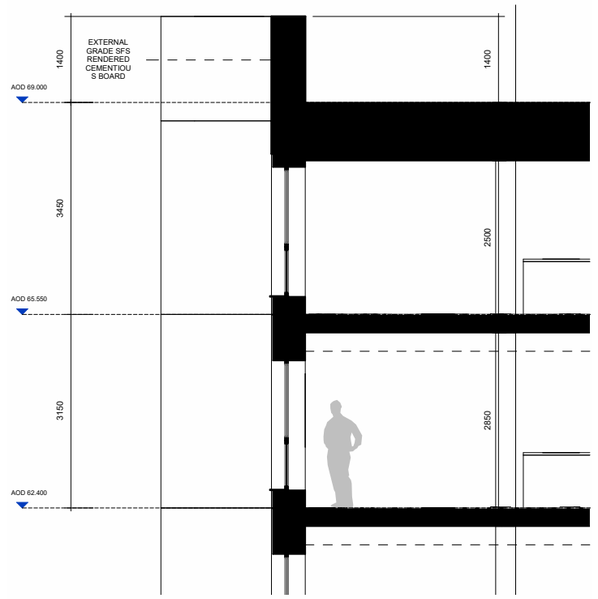
Bay elevation

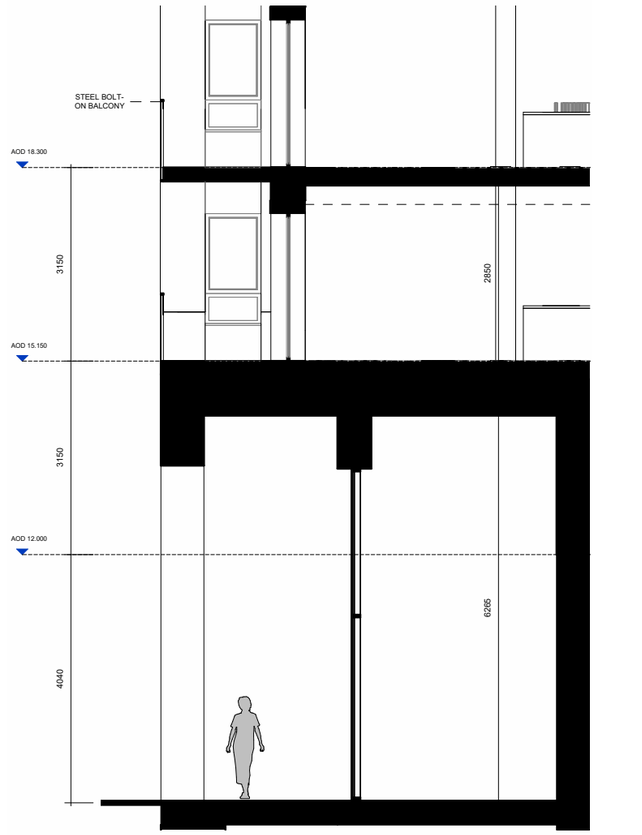














Building N

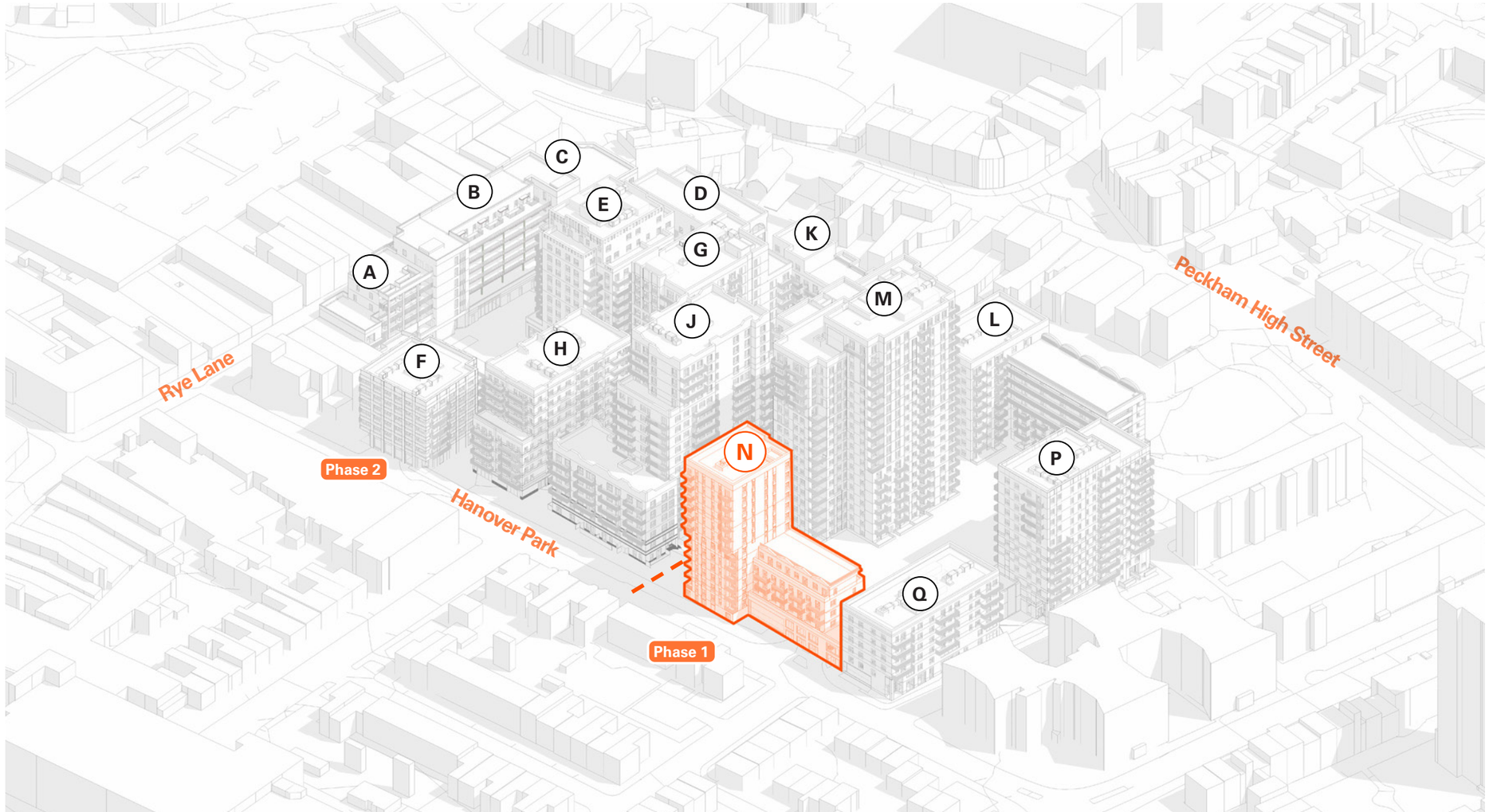
Overview

MRK / INT

6	46
1B1P	1B2P
9	3
2B3P	2B4P
0	0
3B5P	3B6P

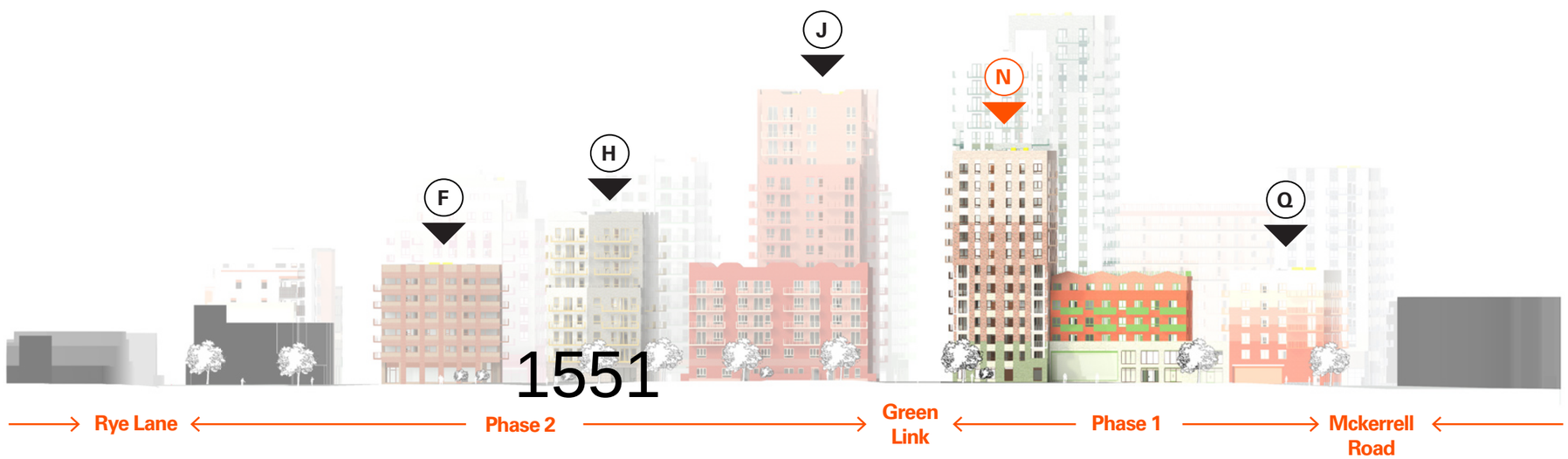
GIA

62,944 ft²
5,848 m²



You said: Place specific art that reflects Peckham and its people

We did: Art-focused opportunity areas

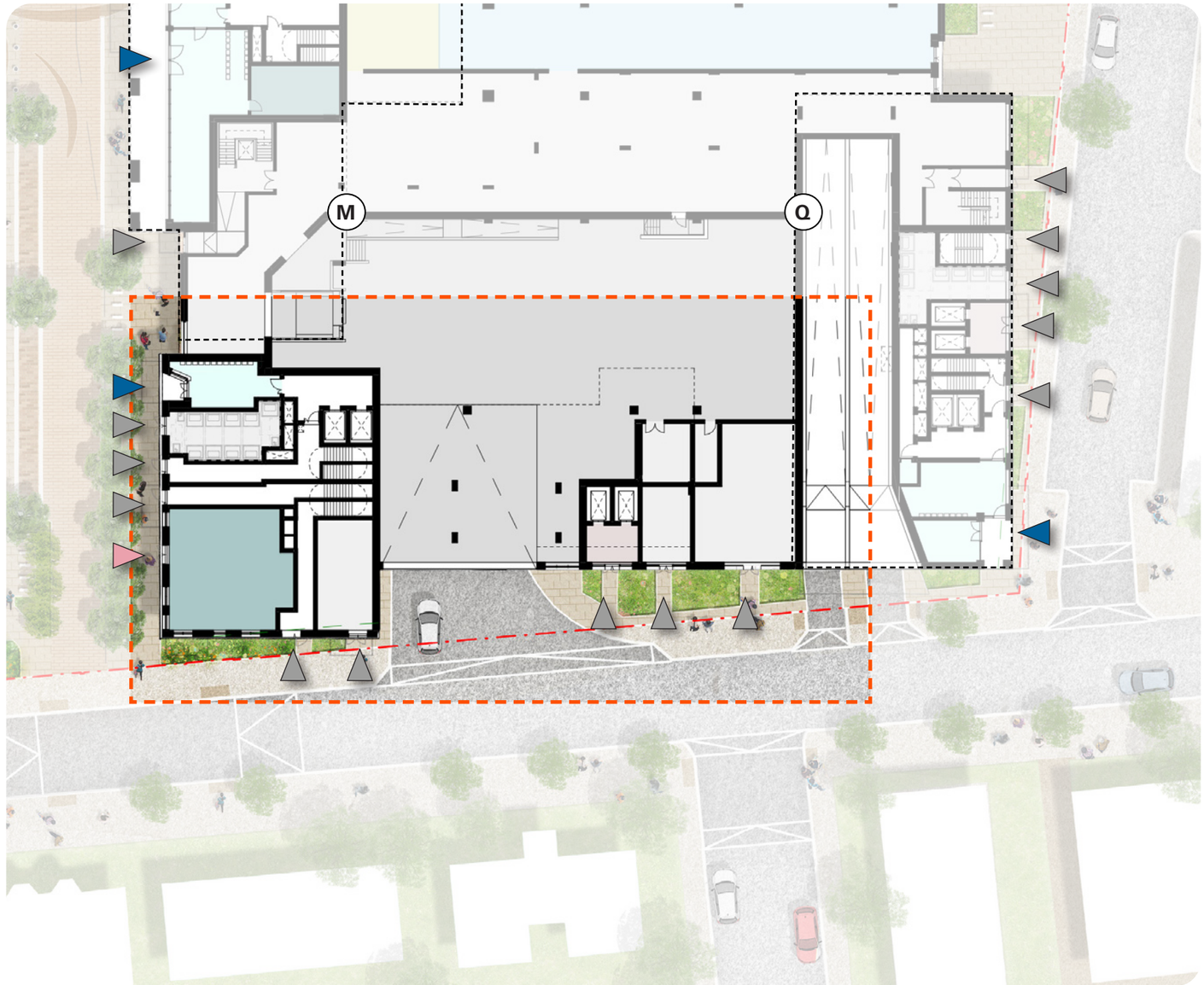


Building N

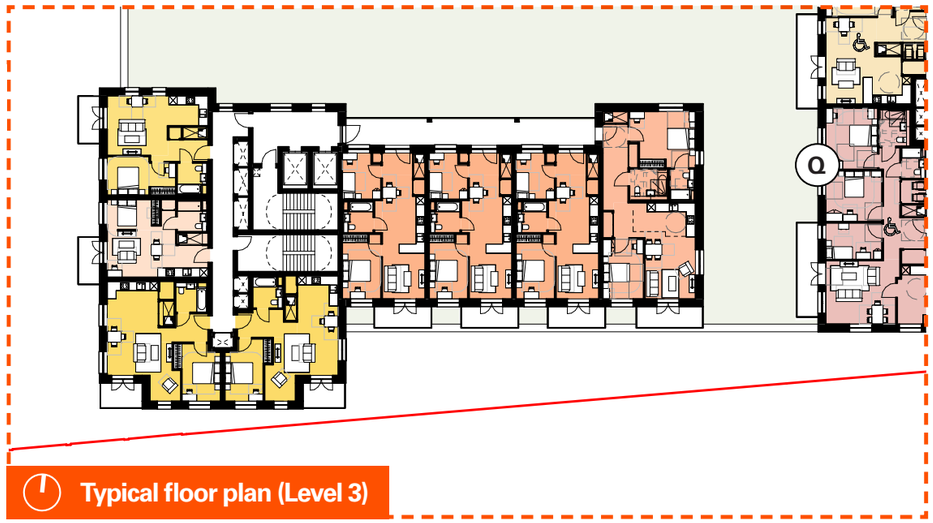
Floorplans

X Neighbouring building

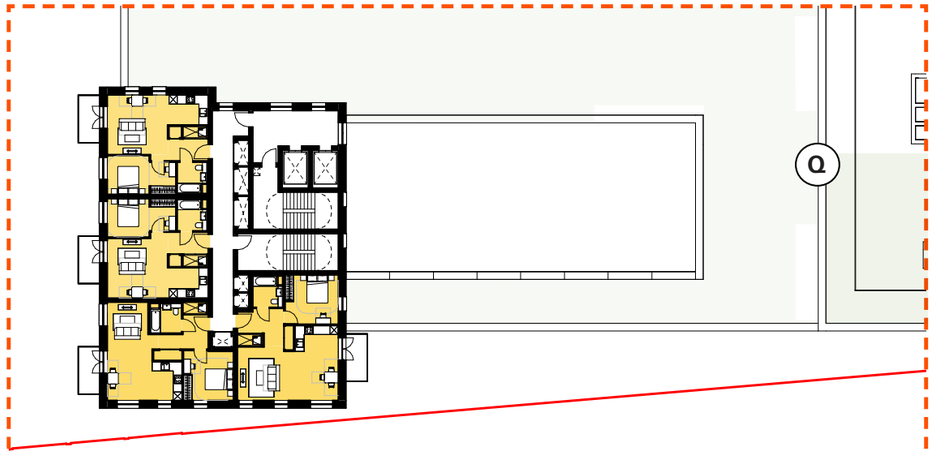
X Views



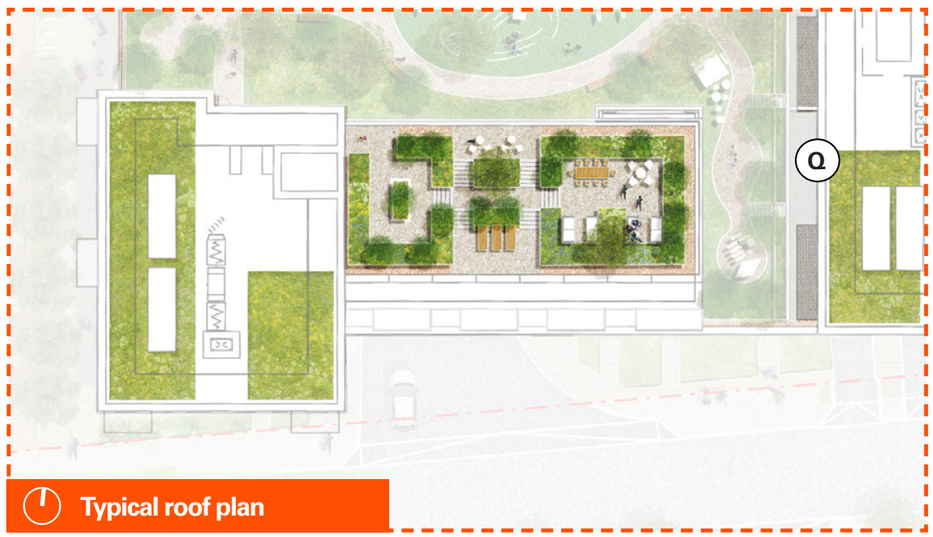
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 9)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

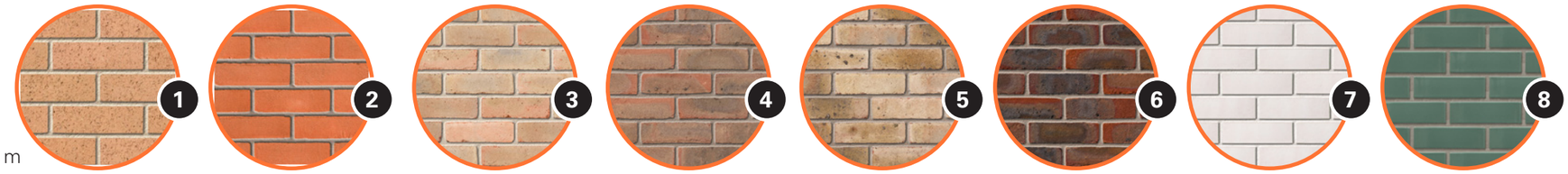
Commercial

- Entrance
- Shop floor
- Commercial

Building N

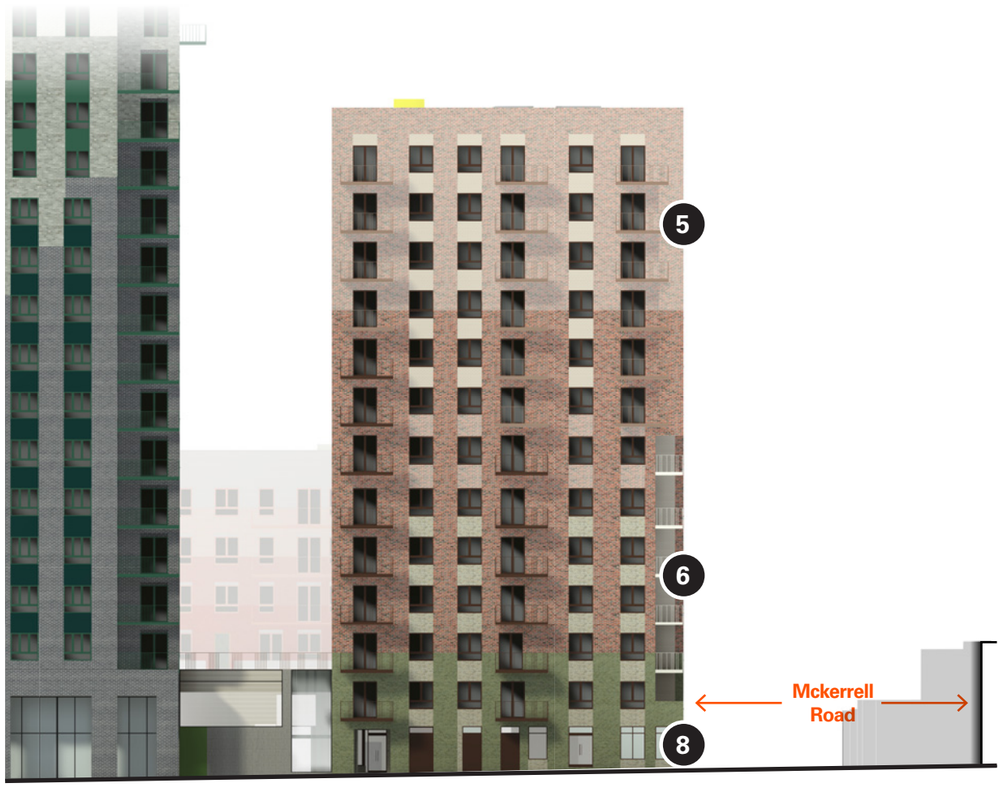
Elevations

0 1 2 3 4 5 10 m





3 Hanover Park elevation (South facing)

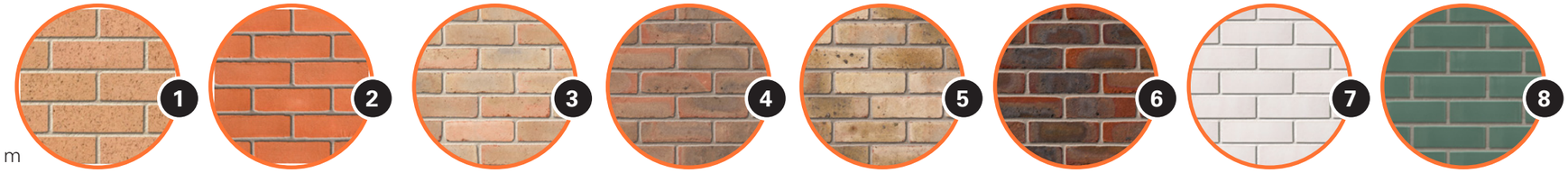


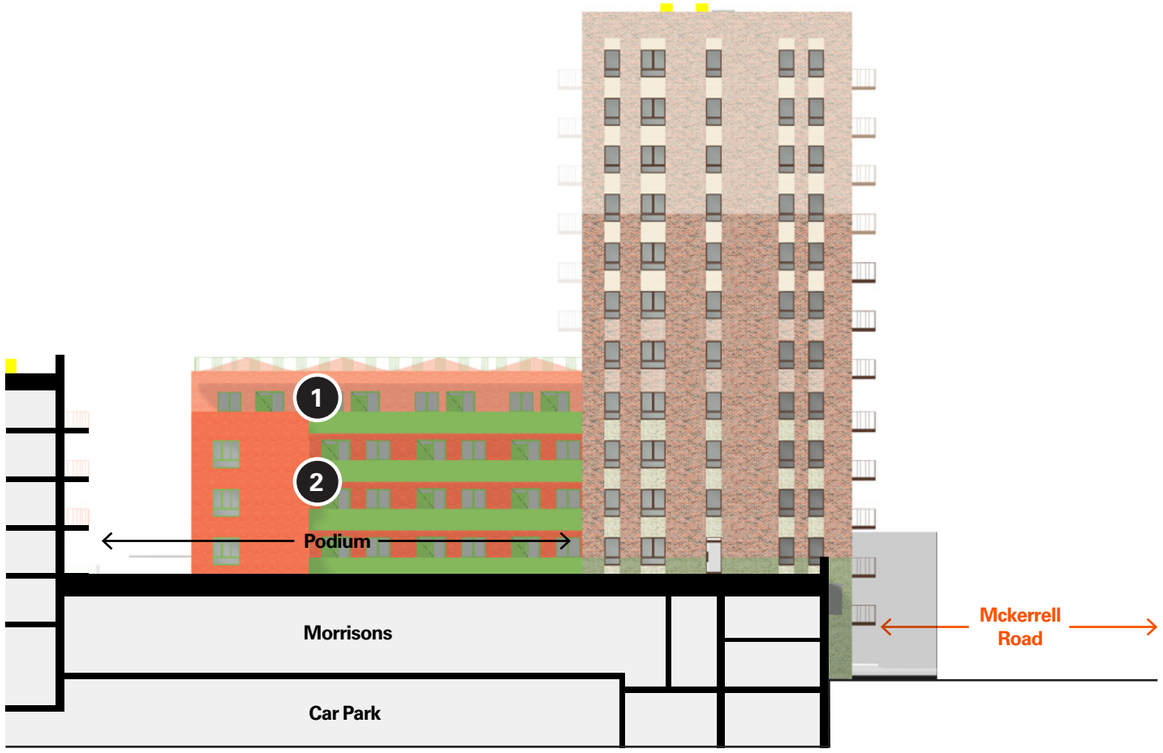
4 Green Link elevation (West facing)

Building N

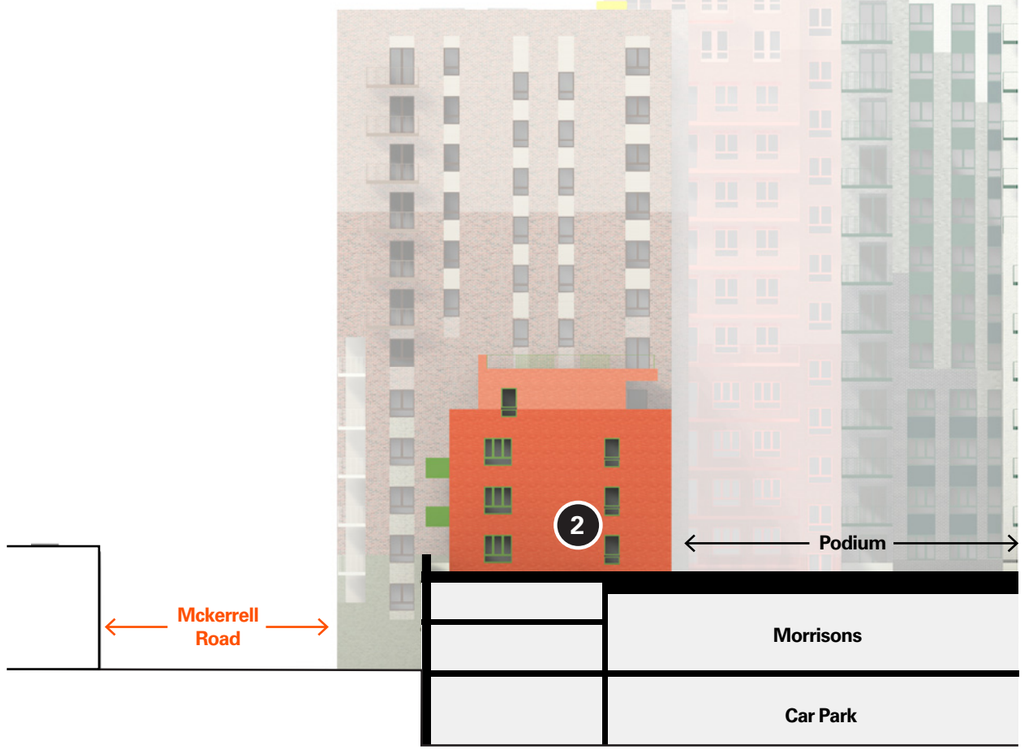
Elevations

0 1 2 3 4 5 10 m





3 Podium elevation (North facing)



4 Podium elevation (East facing)

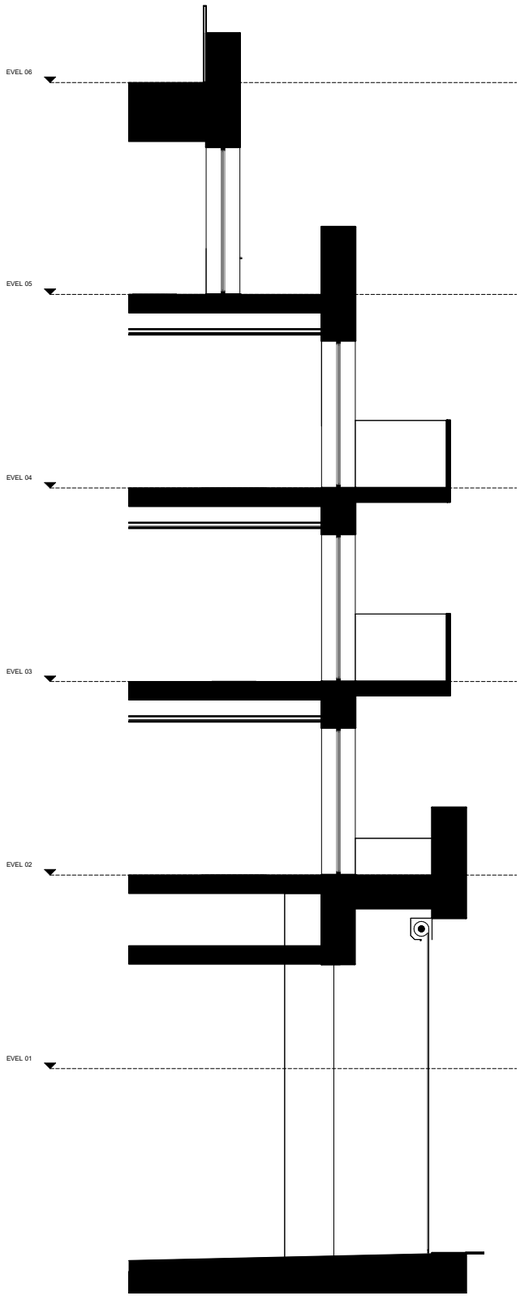
Building N

Bay elevation











Building P

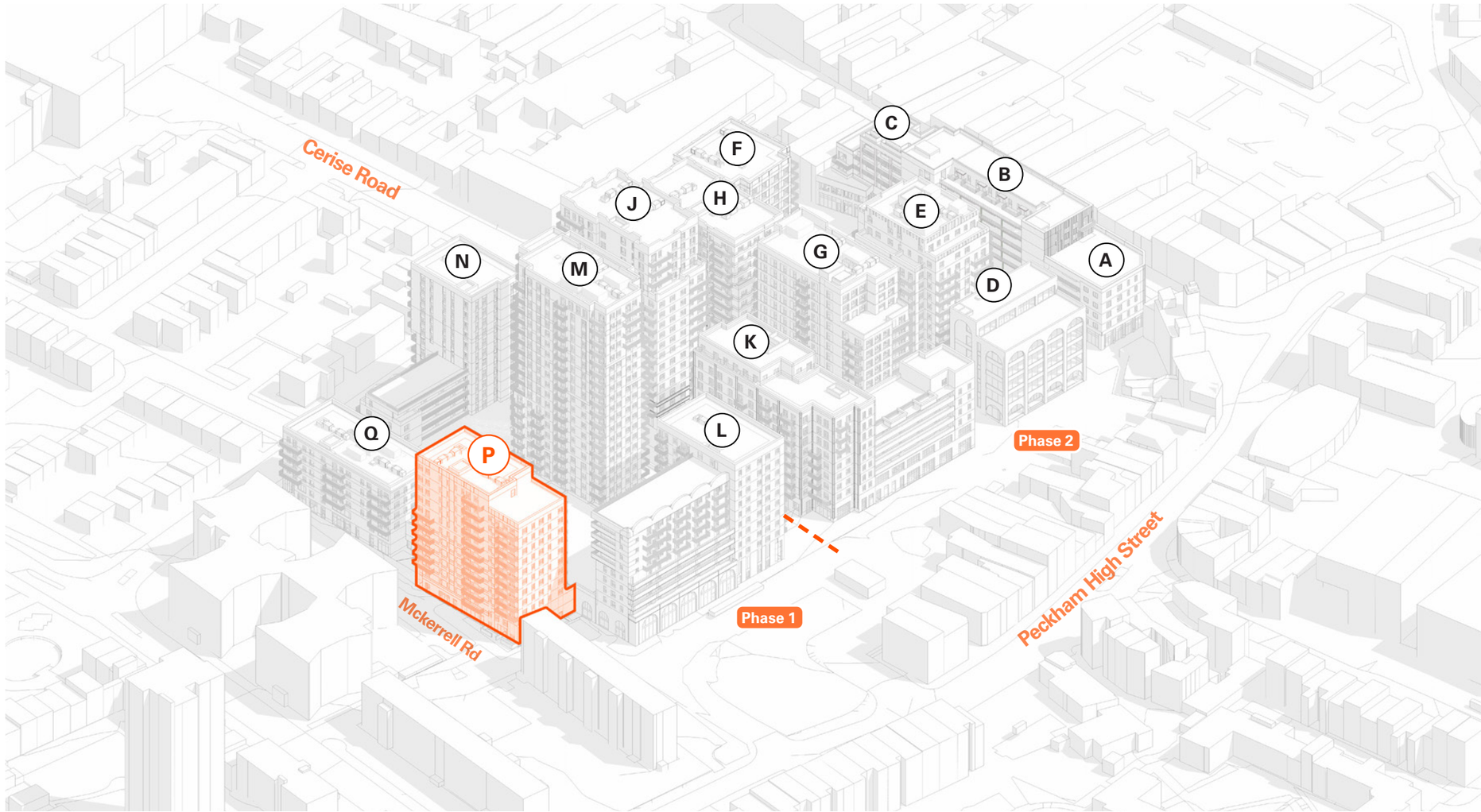
Overview

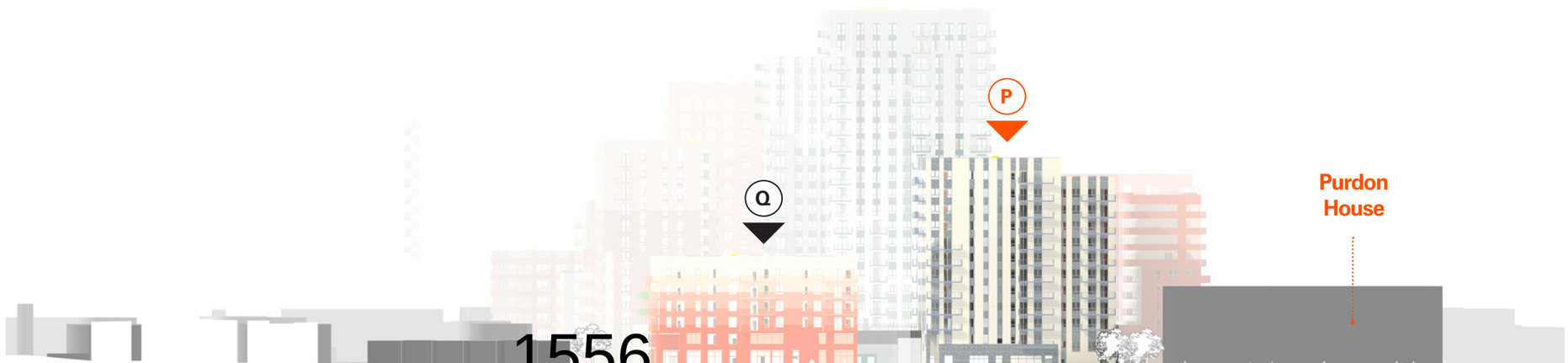
Social Rent

0	12
1B1P	1B2P
21	10
2B3P	2B4P
18	0
3B5P	3B6P

GIA

73,855 ft²
6,861 m²



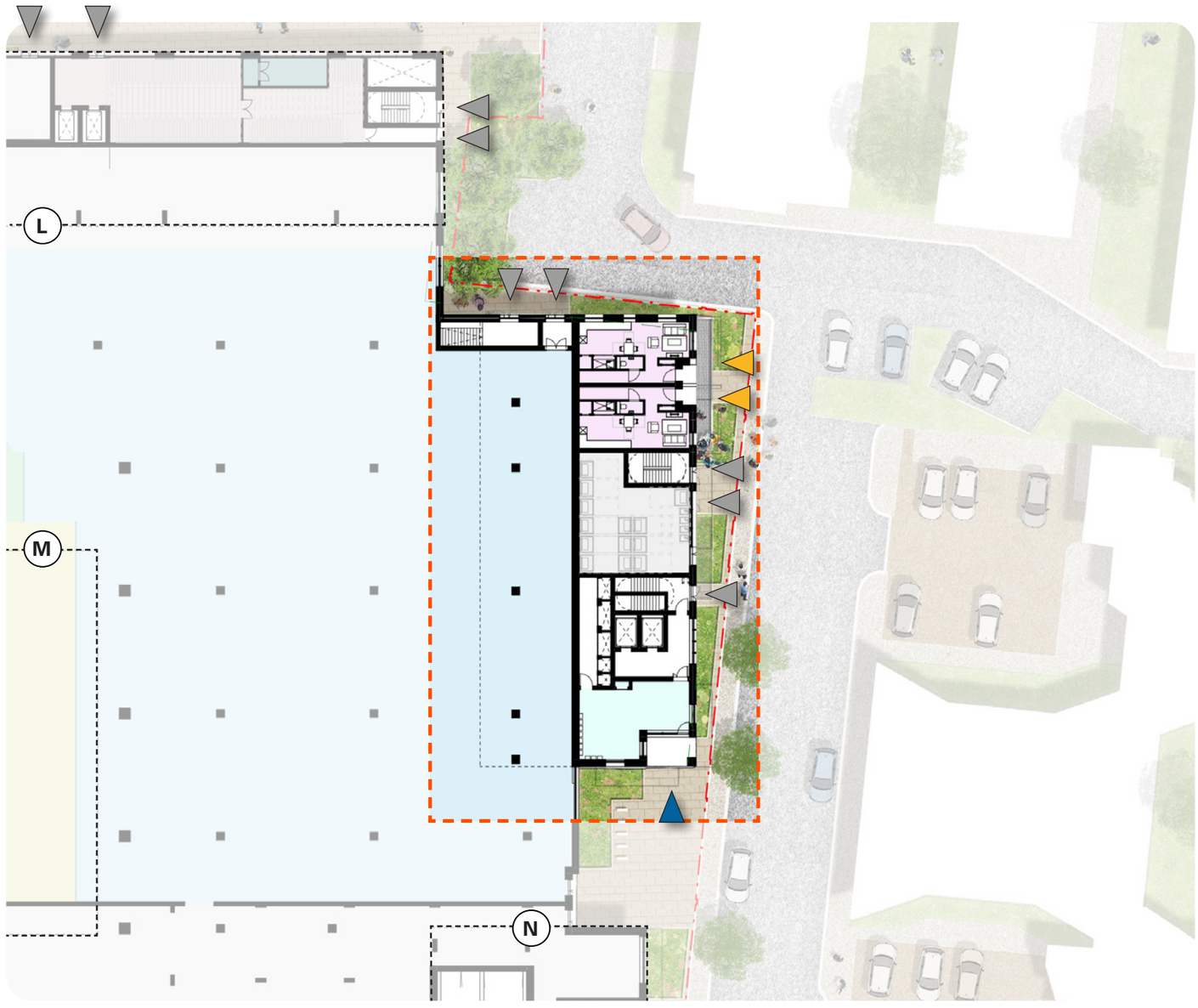


Building P

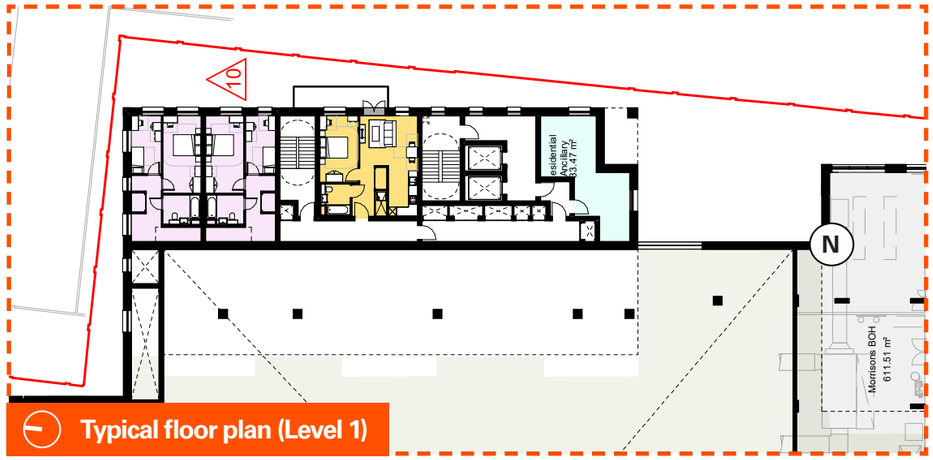
Floorplans

X Neighbouring building

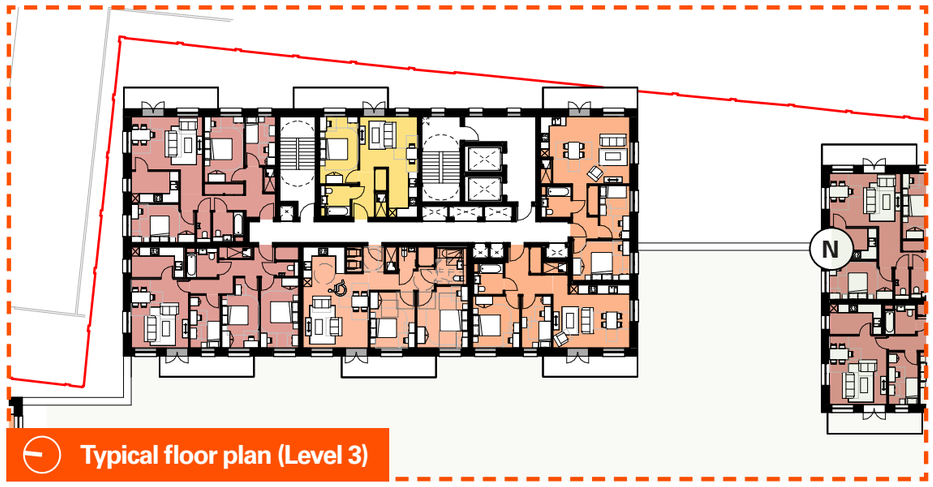
X Views



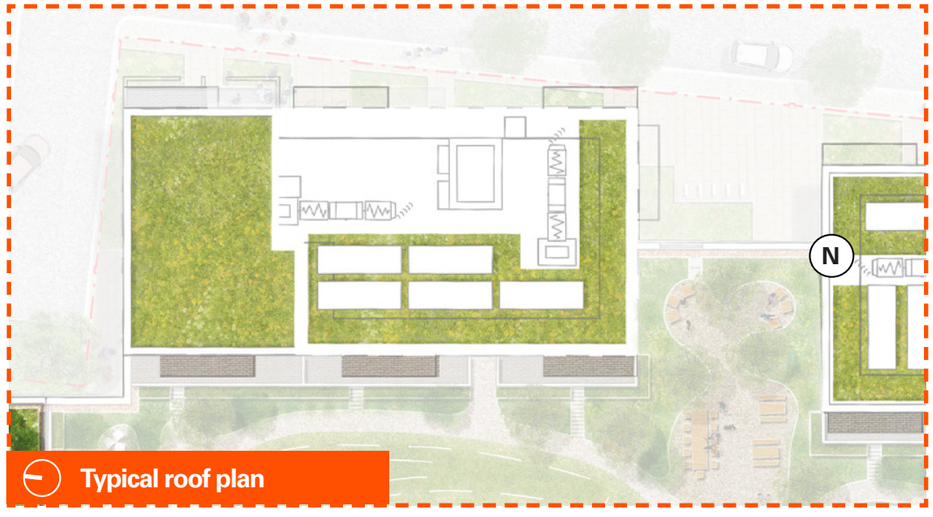
Ground floor plan



Typical floor plan (Level 1)



Typical floor plan (Level 3)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

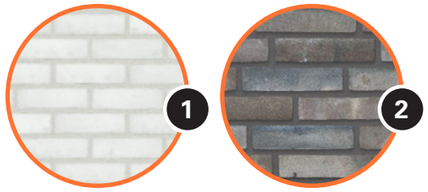
Commercial

- Entrance
- Shop floor
- Commercial

Building P

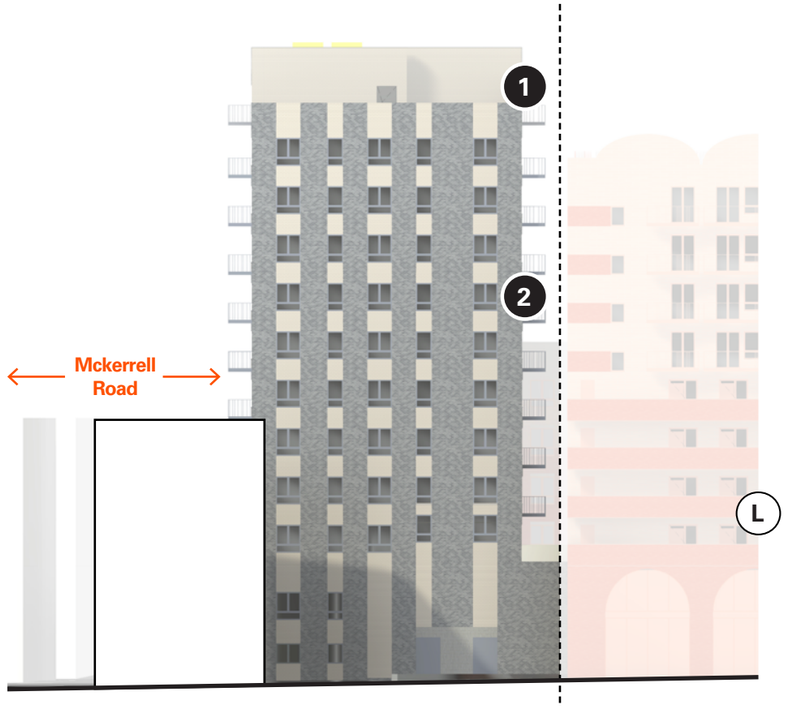
Elevations

0 1 2 3 4 5 10 m





1 Mckerrell Road elevation (East facing)

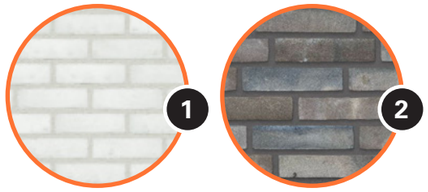


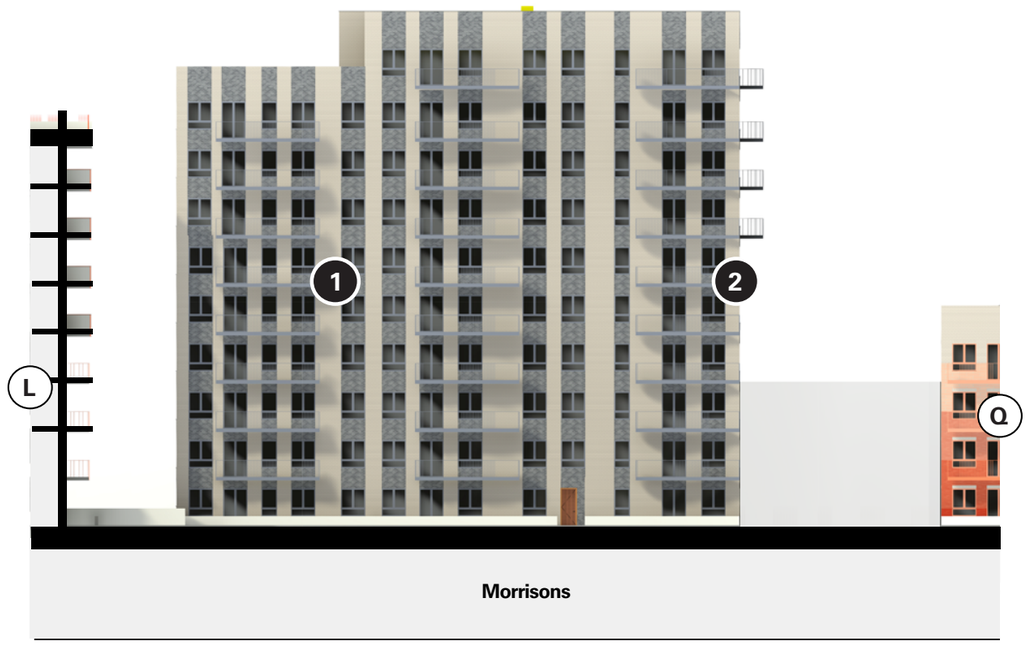
2 Bus depot elevation (North facing)

Building P

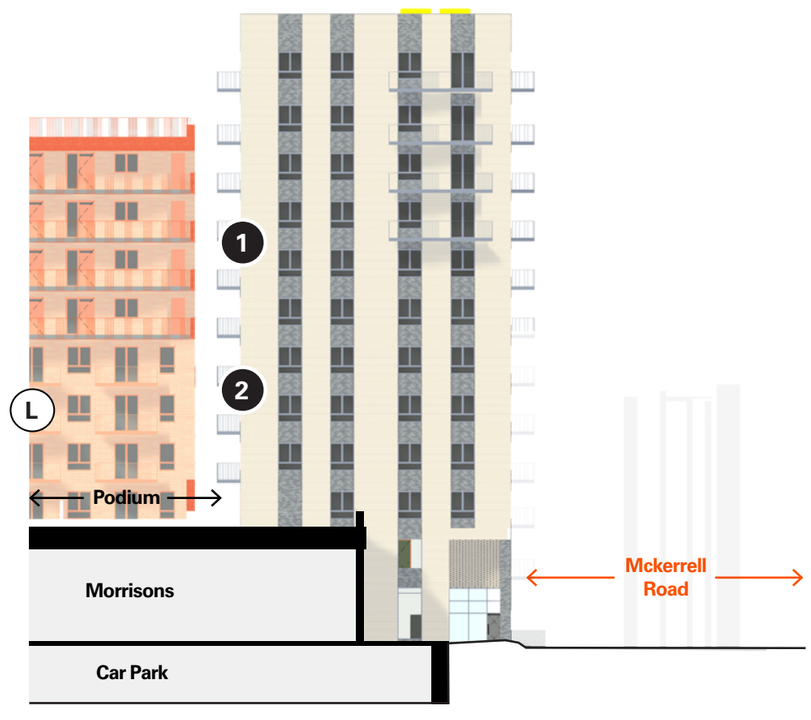
Elevations

0 1 2 3 4 5 10 m





3 Podium elevation (West facing)

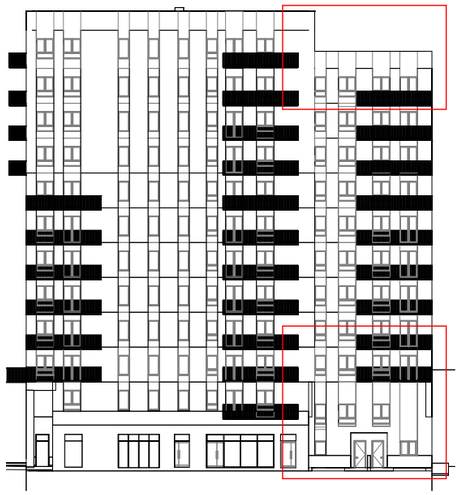


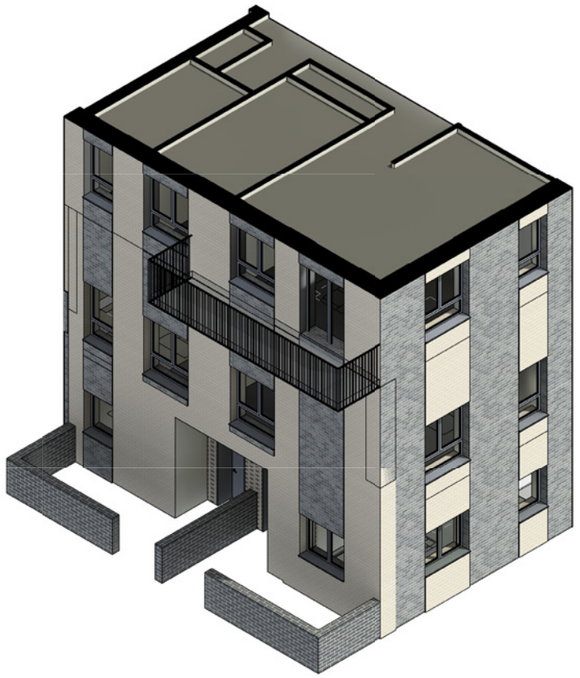
4 Podium elevation (South facing)

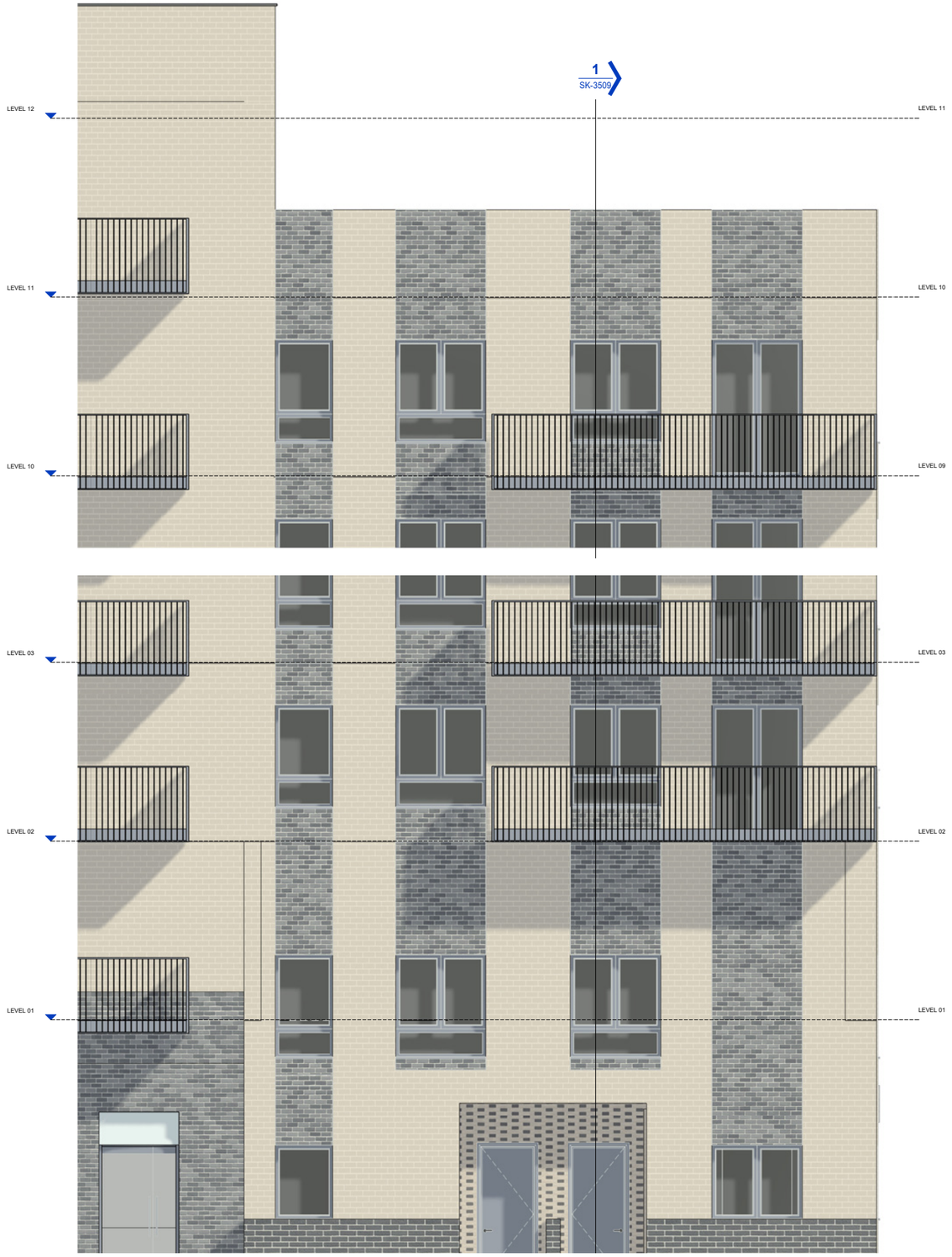
1559

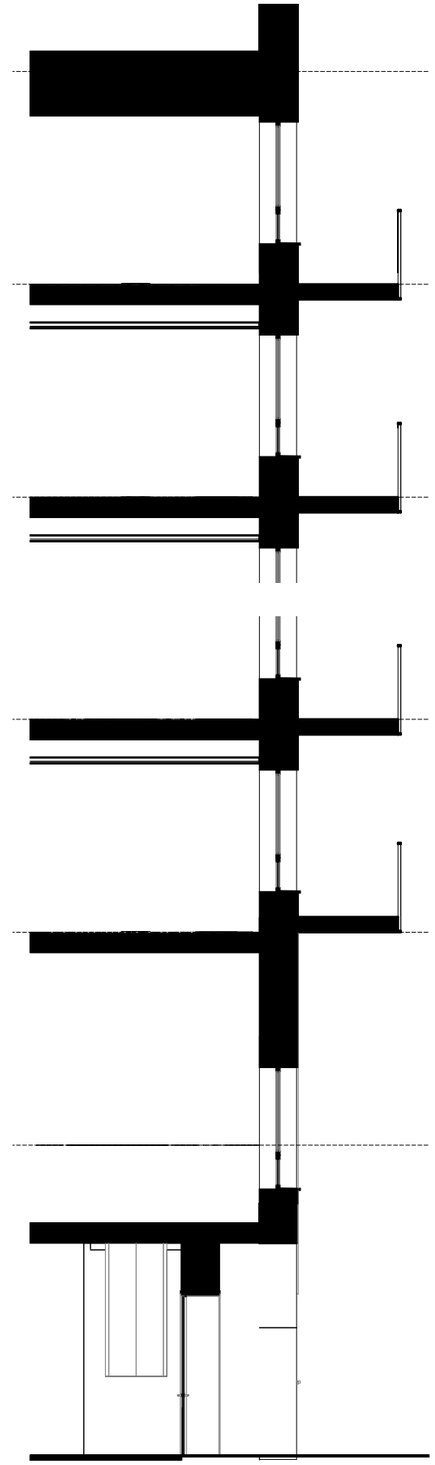
Building P

Bay elevation









1560



Building Q

Overview

Social Rent

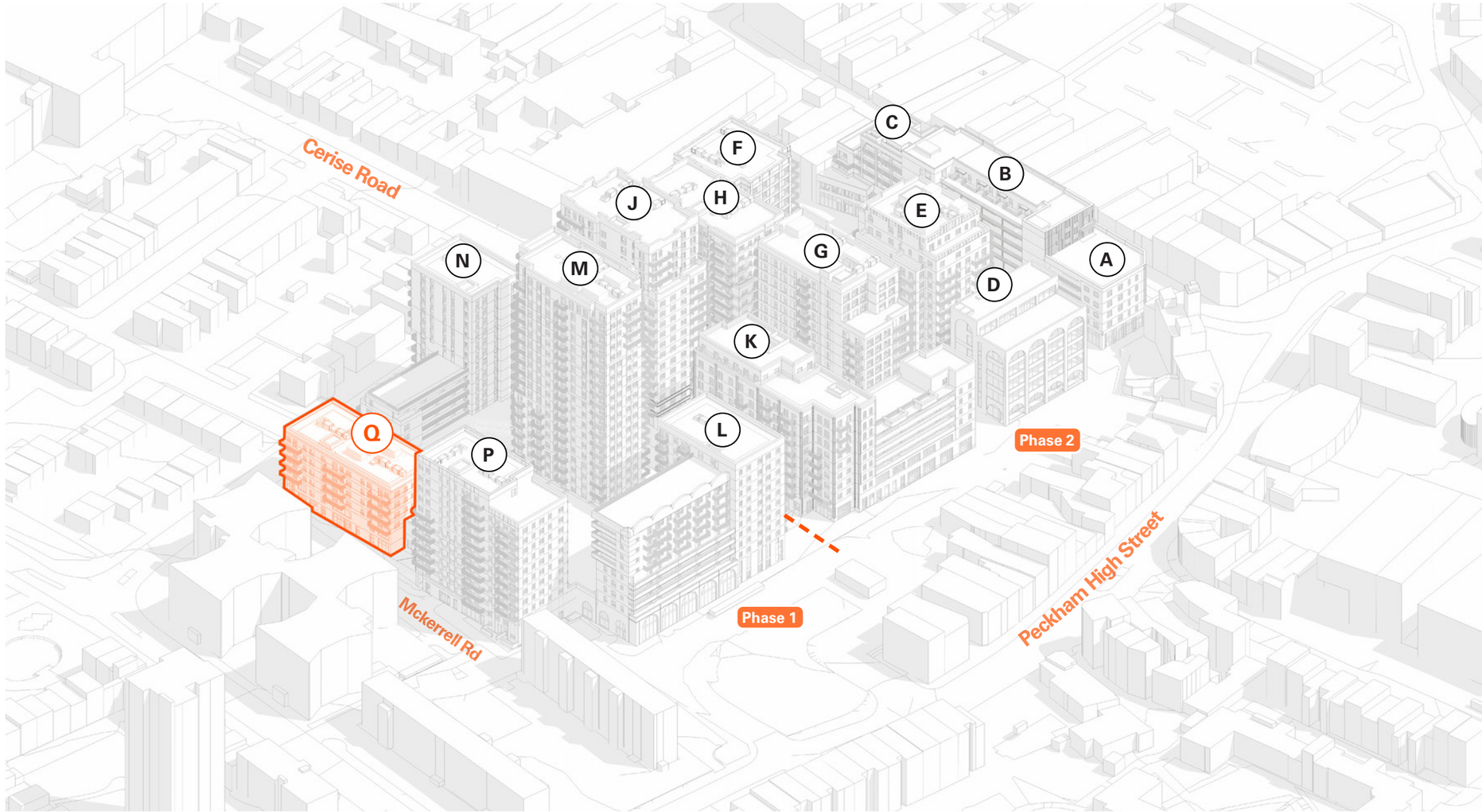
0	7
1B1P	1B2P
5	0
2B3P	2B4P
12	0
3B5P	3B6P

GIA

38,839 ft²
3,608 m²

You said: We want clearly visibility identifiable entrances

We did: Recessed entrances with clear & distinct signage and bold colours







1562

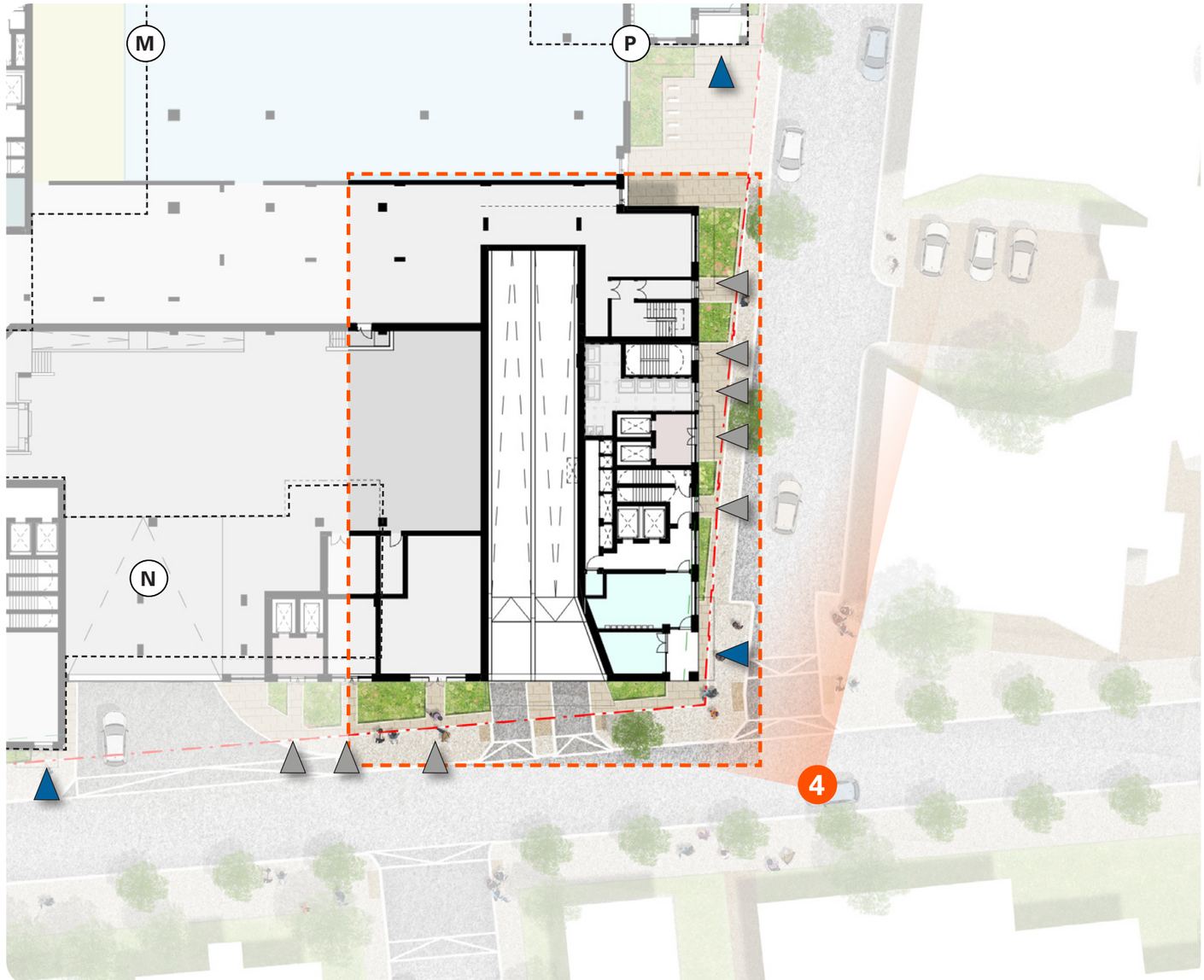
4 View north onto Mckerrell Road

Building Q

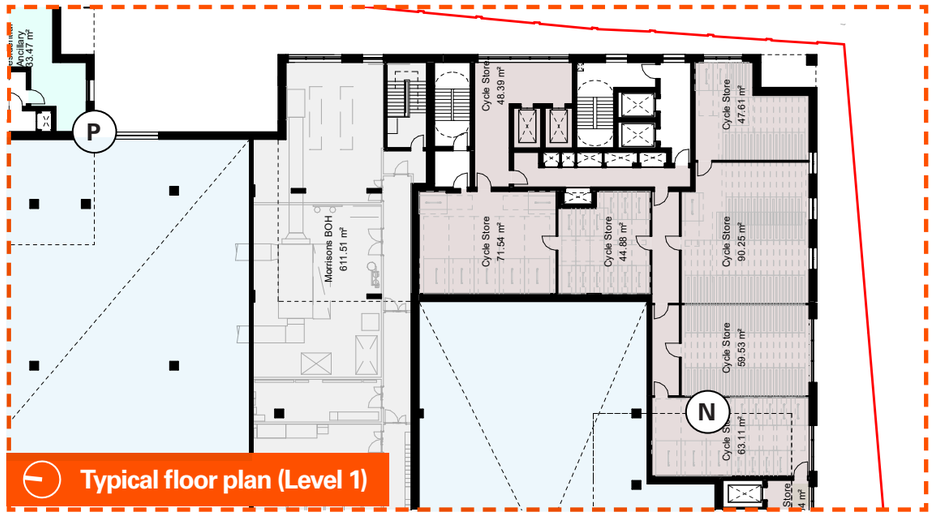
Floorplans

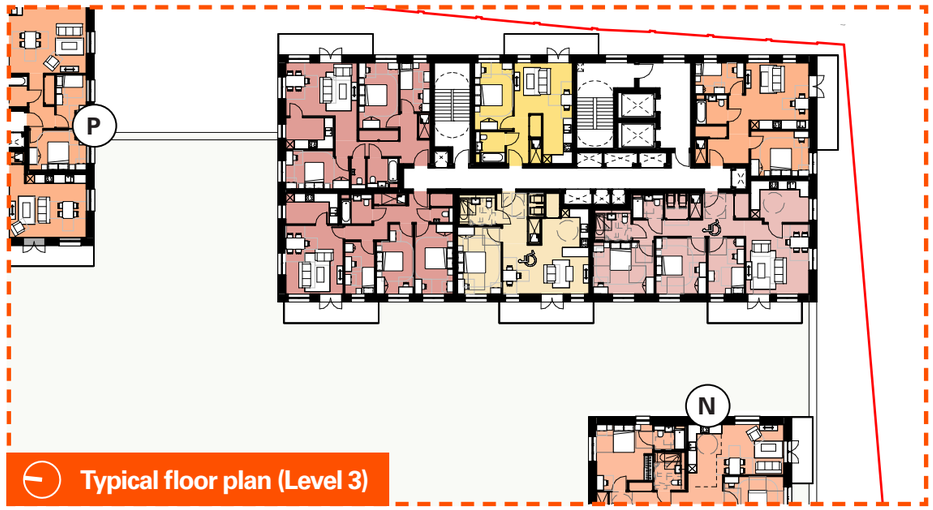
X Neighbouring building

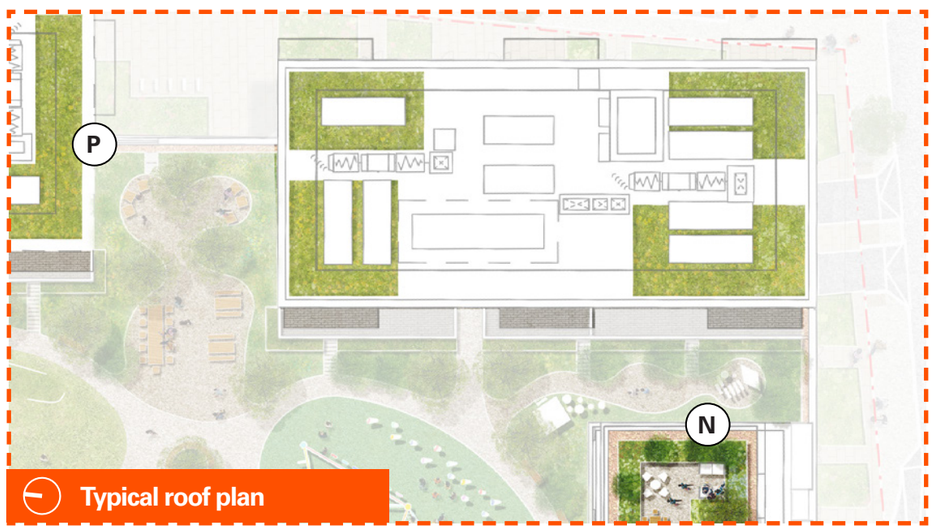
X Views



Ground floor plan







Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

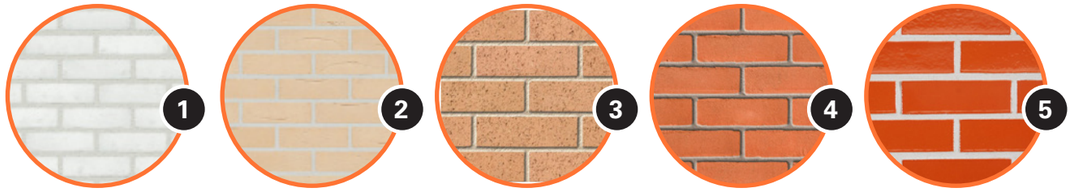
Commercial

- Entrance
- Shop floor
- Commercial

Building Q

Elevations

0 1 2 3 4 5 10 m

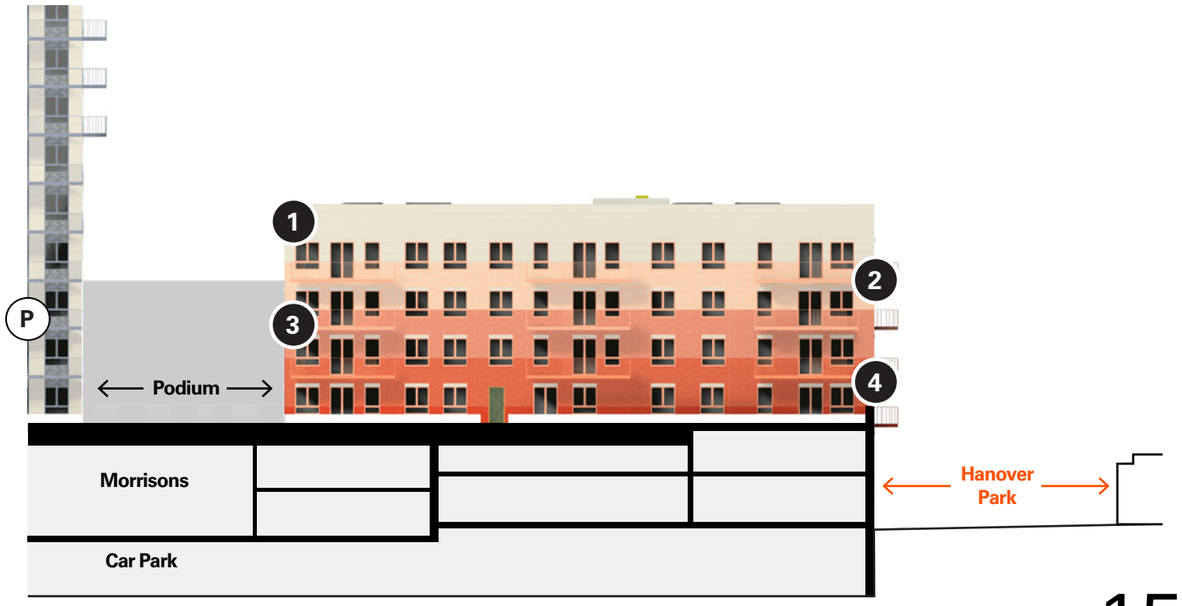






1 Mckerrell Road elevation (East facing)

2 Hanover Park elevation (South facing)





3 Podium elevation (West facing)

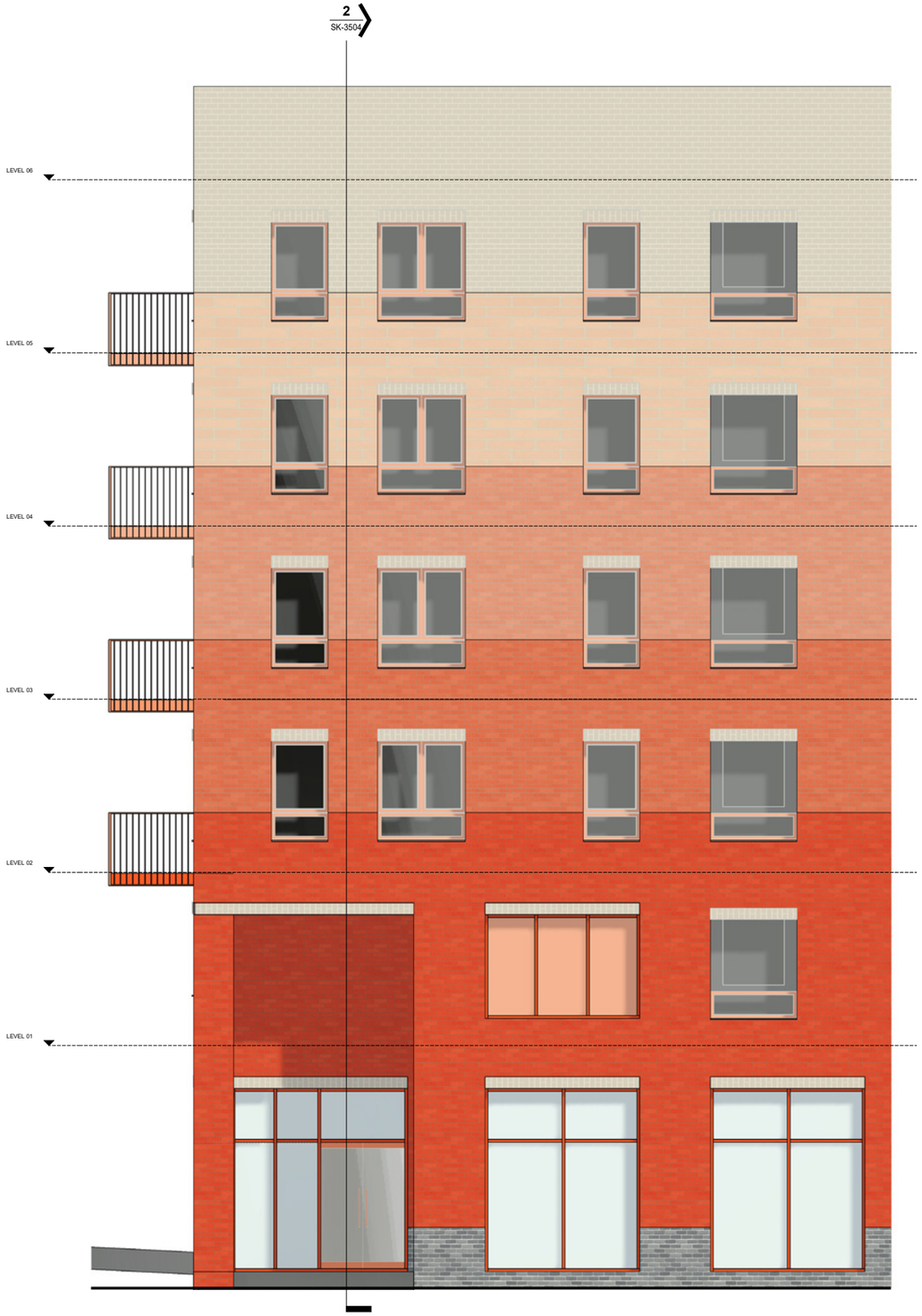
4 Podium elevation (North facing)

Building Q

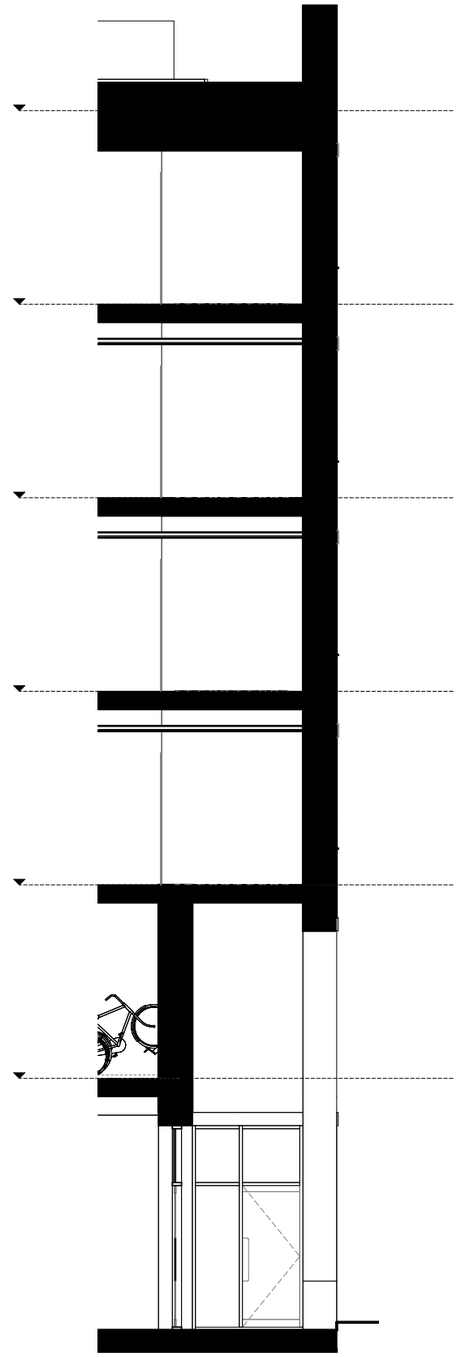
Bay elevation







1565



0 10 20 50 m

Residential quality: Phase 2

3

1566

Phase 2

Overview



You said: We want inclusivity & connections that allow the building of a sense of community for all

We did: Provision of communal spaces open for all

1567

Rye Lane

Overview

Social Rent

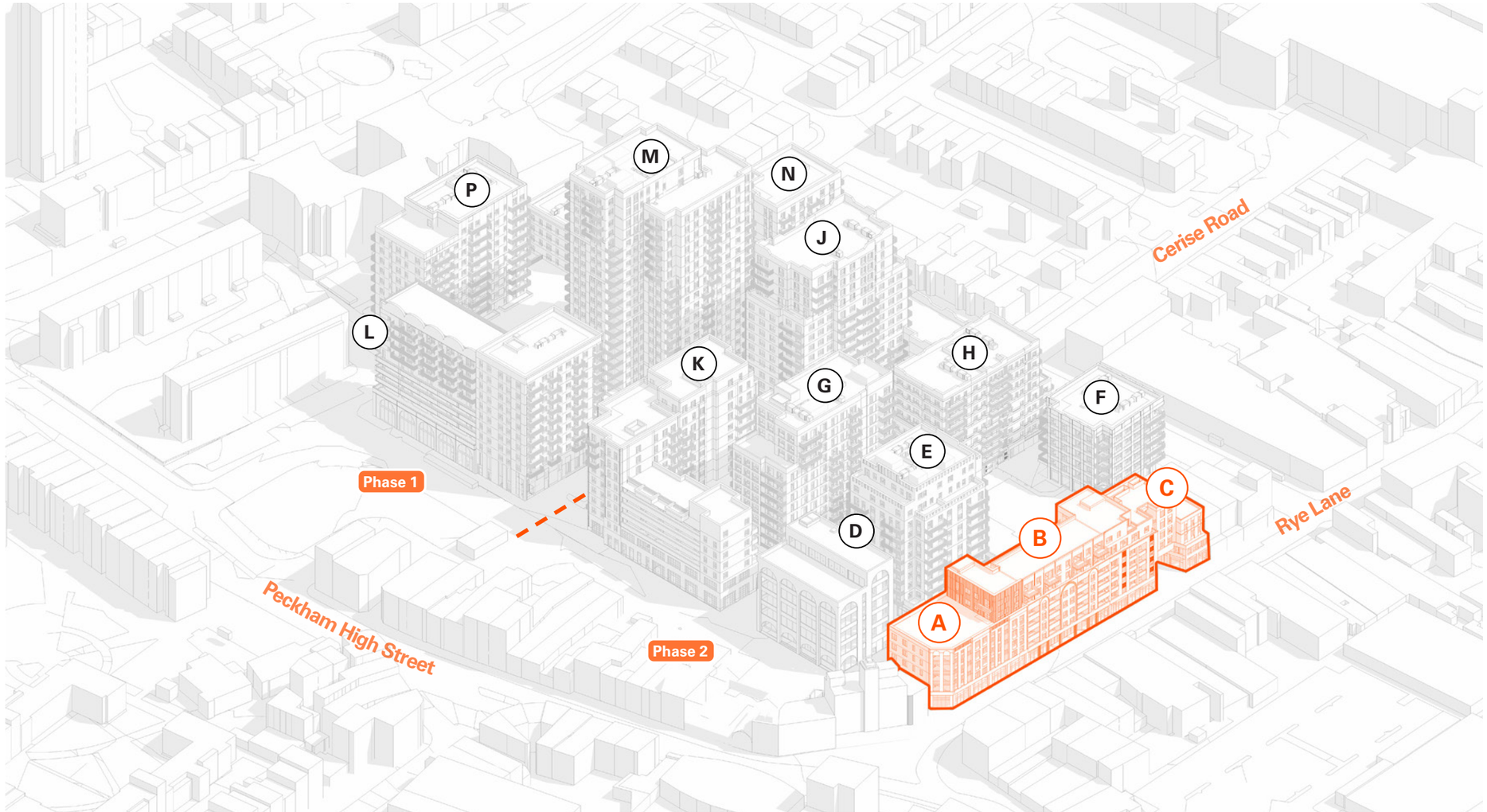
0	8
1B1P	1B2P
2	27
2B3P	2B4P
22	0
3B5P	3B6P

GIA

64,777 ft²
6,018 m²

You said: The design of the development should reflect the unique character of Peckham.

We did: We have appointed Peckham-based architects who understand the area and are focused on capturing its essence in their designs.






RYE LANE


SHOP
CLOTHING
BOTANICAL WAY
RETAIL
RETAIL
PRIMARK


LANE
BOTANICAL WAY
CLOTHING
shop
RETAIL



1572

5 View south onto Rye Lane

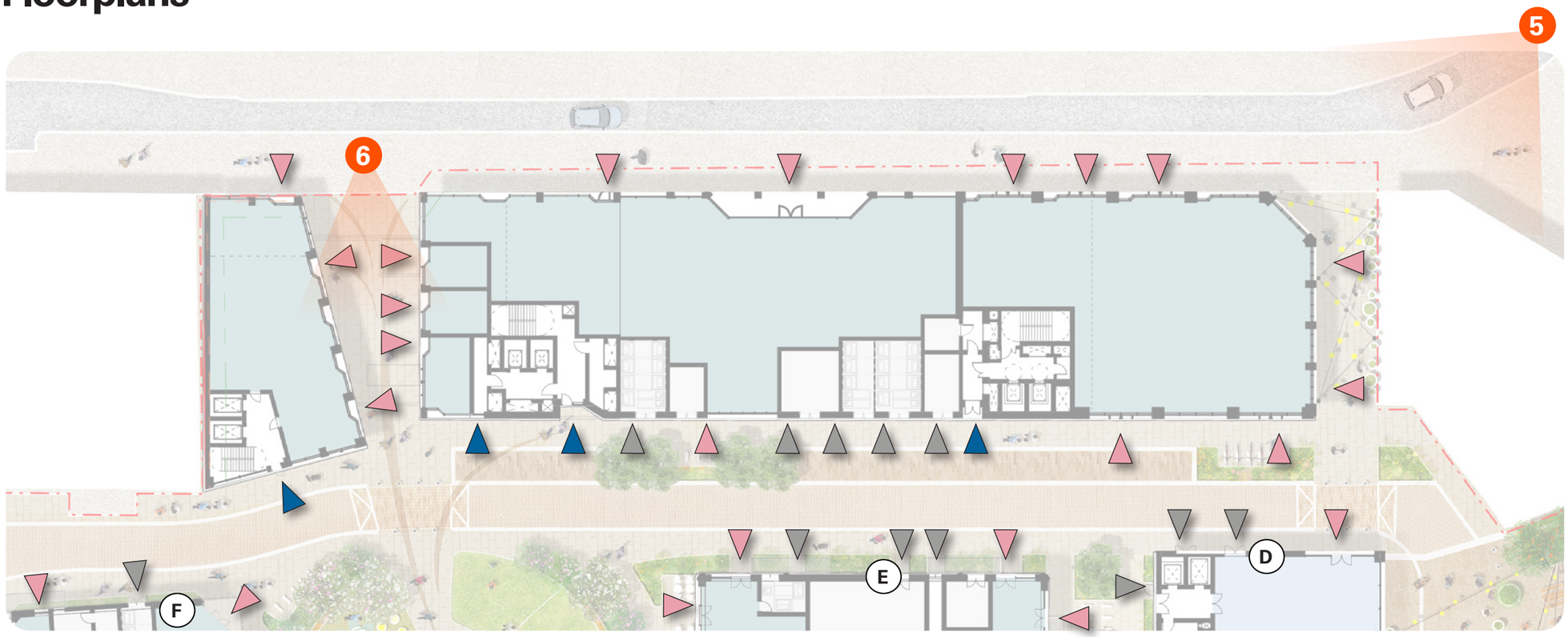


1573

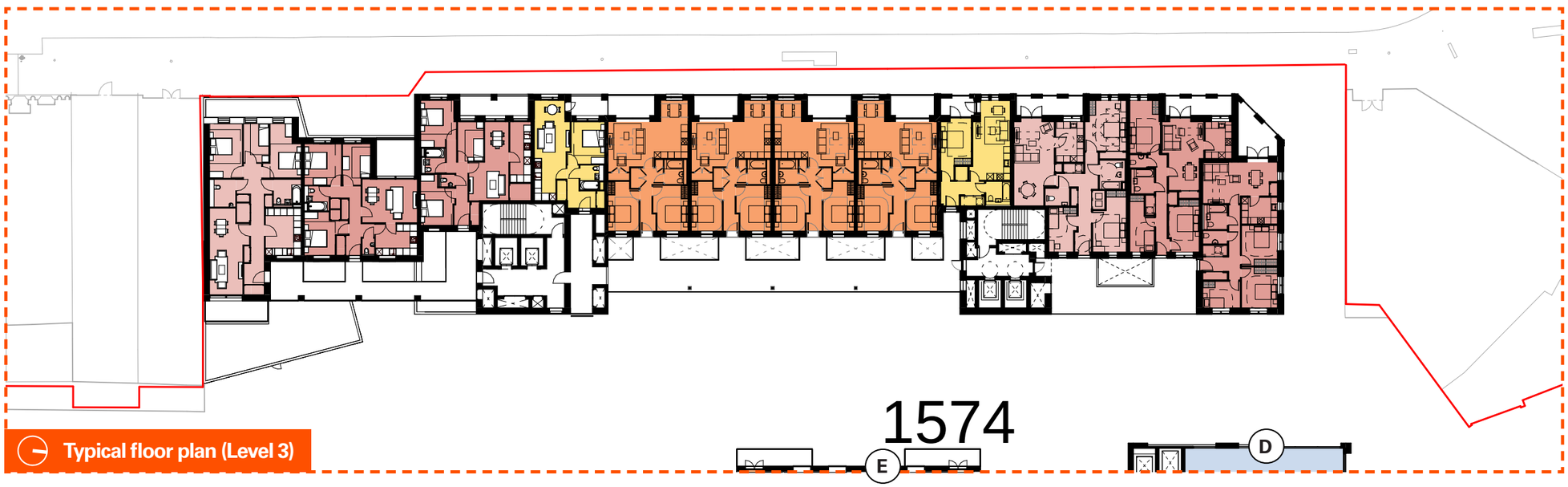
6 View east through the Botanical Way

Rye Lane

Floorplans



Ground floor plan



Typical floor plan (Level 3)

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

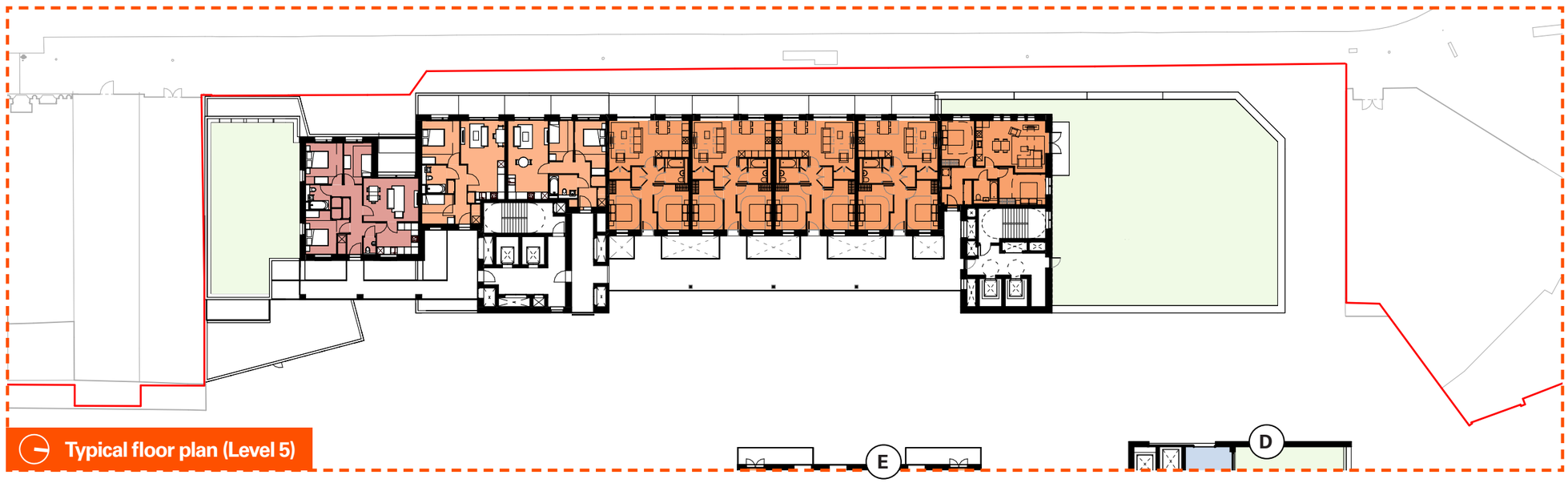
Commercial

- Entrance
- Shop floor
- Commercial

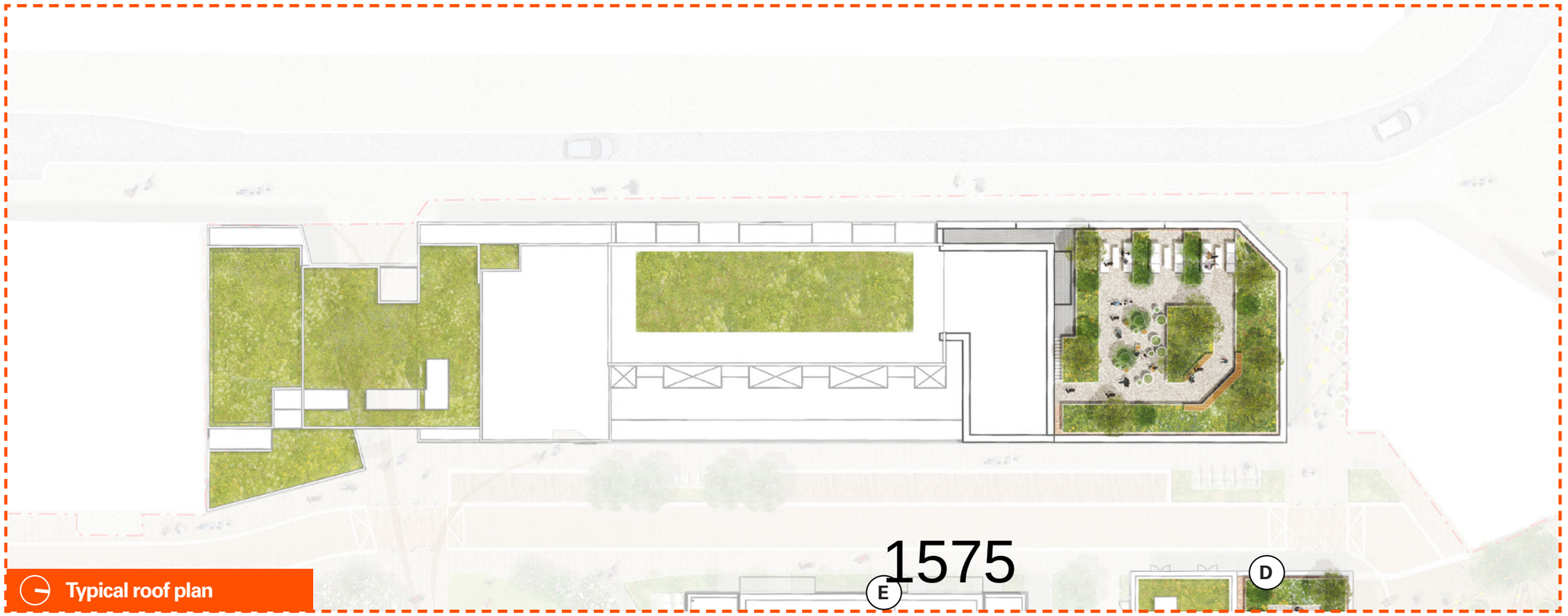
- X Views
- X Neighbouring building

Rye Lane

Floorplans



Typical floor plan (Level 5)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

- Entrance
- Shop floor
- Commercial

- X Views
- X Neighbouring building

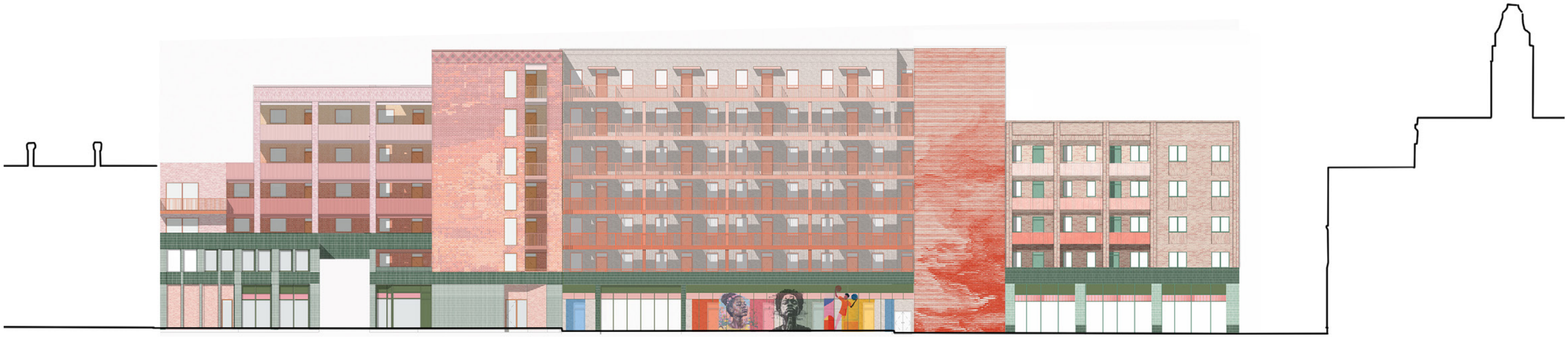
Rye Lane

Elevations

0 1 2 3 4 5 10 m



1 Rye Lane elevation (West facing)



2 Peckham Yards elevation (North facing)

Building A

Elevations

0 1 2 3 4 5 10 m





1 Rye Lane elevation (West facing)



2 Peckham Yards elevation (North facing)



Archive image of Jones and Higgins clock tower



Archive image of the Jones and Higgins retail facade

Building B

Elevations

0 1 2 3 4 5 10 m

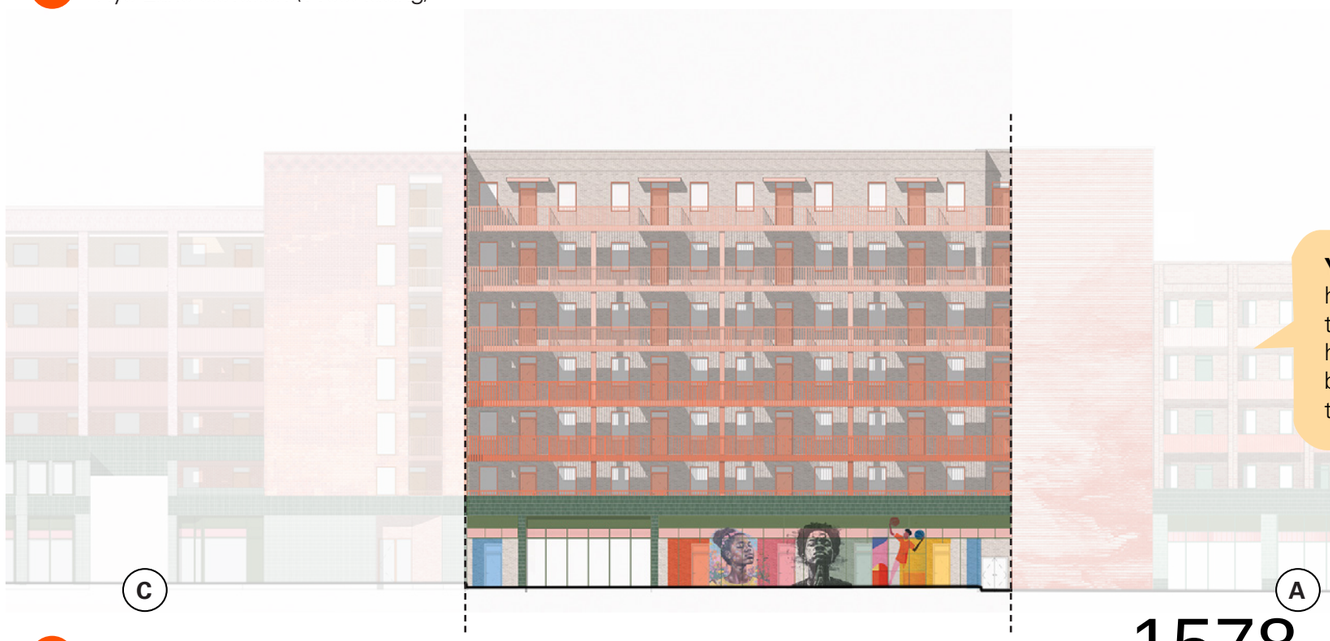




1 Rye Lane elevation (West facing)



Archive image of Jones and Higgins clock tower



2 Green Link elevation (East facing)

You said: Our design team's heritage workshop session with the Townscape Heritage initiative highlighted the contribution made by the Jones and Higgins building to the character of the area.

We did: Our design team has developed a continuous ground floor design which incorporates elements from the Jones & Higgins department store, infusing them with a modern twist.



of the Jones and Higgins retail facade

Building C

Elevations

0 1 2 3 4 5 10 m





1 Rye Lane elevation (West facing)

2 Aylesham Gardens elevation (East facing)



Archive image of Jones and Higgins clock tower



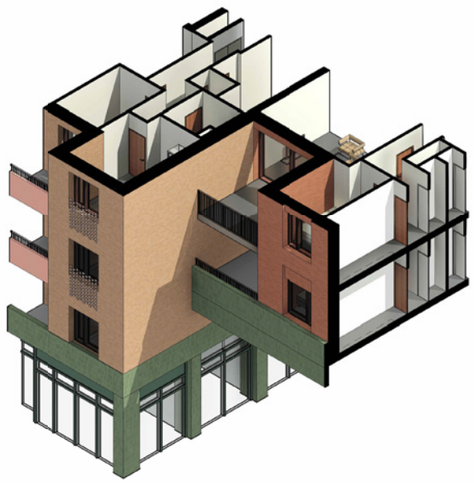
Archive image of the Jones and Higgins retail facade

Rye Lane

Bay elevation







You said: Feedback from our Community Champions Panel noted the distinctiveness of the arches on the existing Aylesham Centre facade - members were keen to see both reflected in the new development.

We did: Our design incorporat3es arches along the Rye Lane buildings; Peckham Yards; and in other buildings within the masterplan - which celebrate the existing character and heritage of the site.





ET Bricks
KR77 Pale Red
Brick Tone Mortar



Vandersanden Neo Magnolia
Light Grey Mortar



Vandersanden Neo Magnolia
Dark Grey Mortar



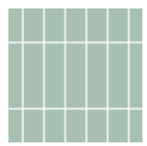
Vandersanden Rainbow White
White Mortar



Vandersanden Rainbow White
Light Grey Mortar



Glazed Dark Bricks
Stack Bond



Glazed Light Bricks
Stack Bond



Metal Panel
Window Frames



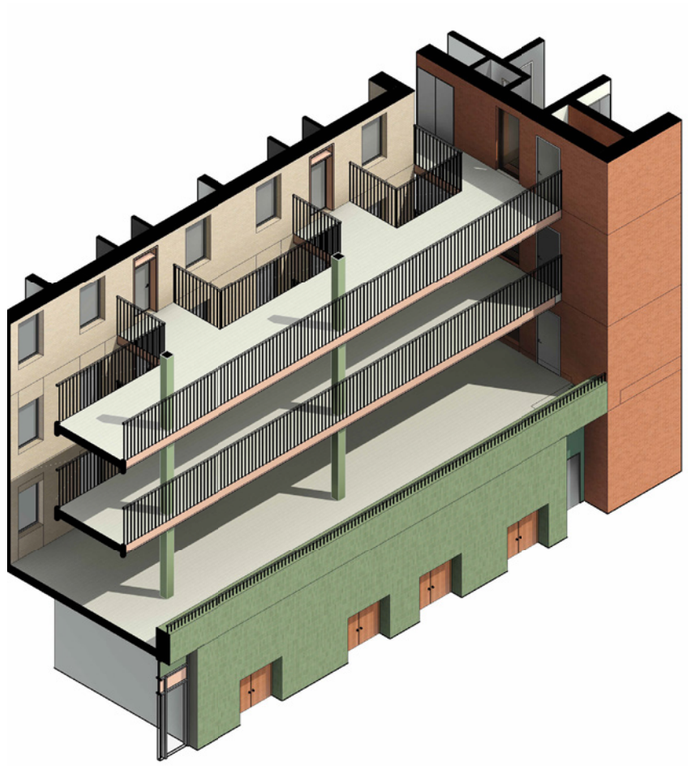
Solid Glass Panel

1580

Rye Lane

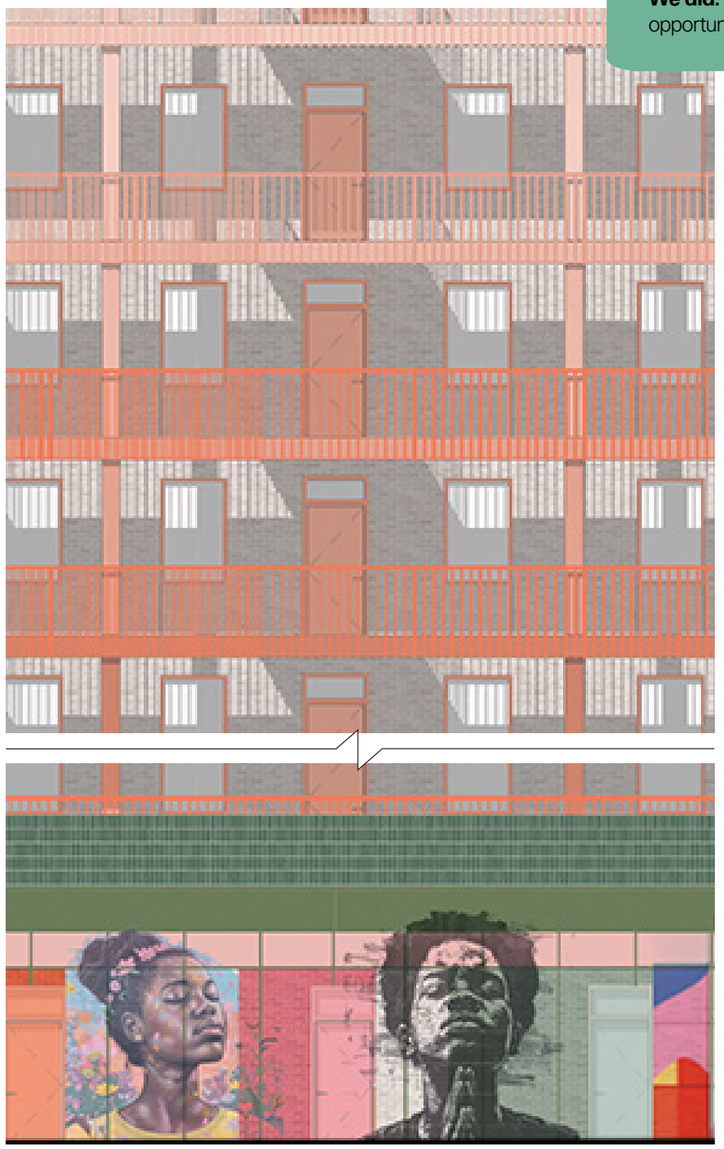
Bay elevation





You said: Place specific art that reflects Peckham and its people

We did: Art-focused opportunity areas







Glazed Dark Bricks
Stack Bond

Glazed Light Bricks
Stack Bond

Metal Panel
Window Frames

Solid Glass Panel

Building D

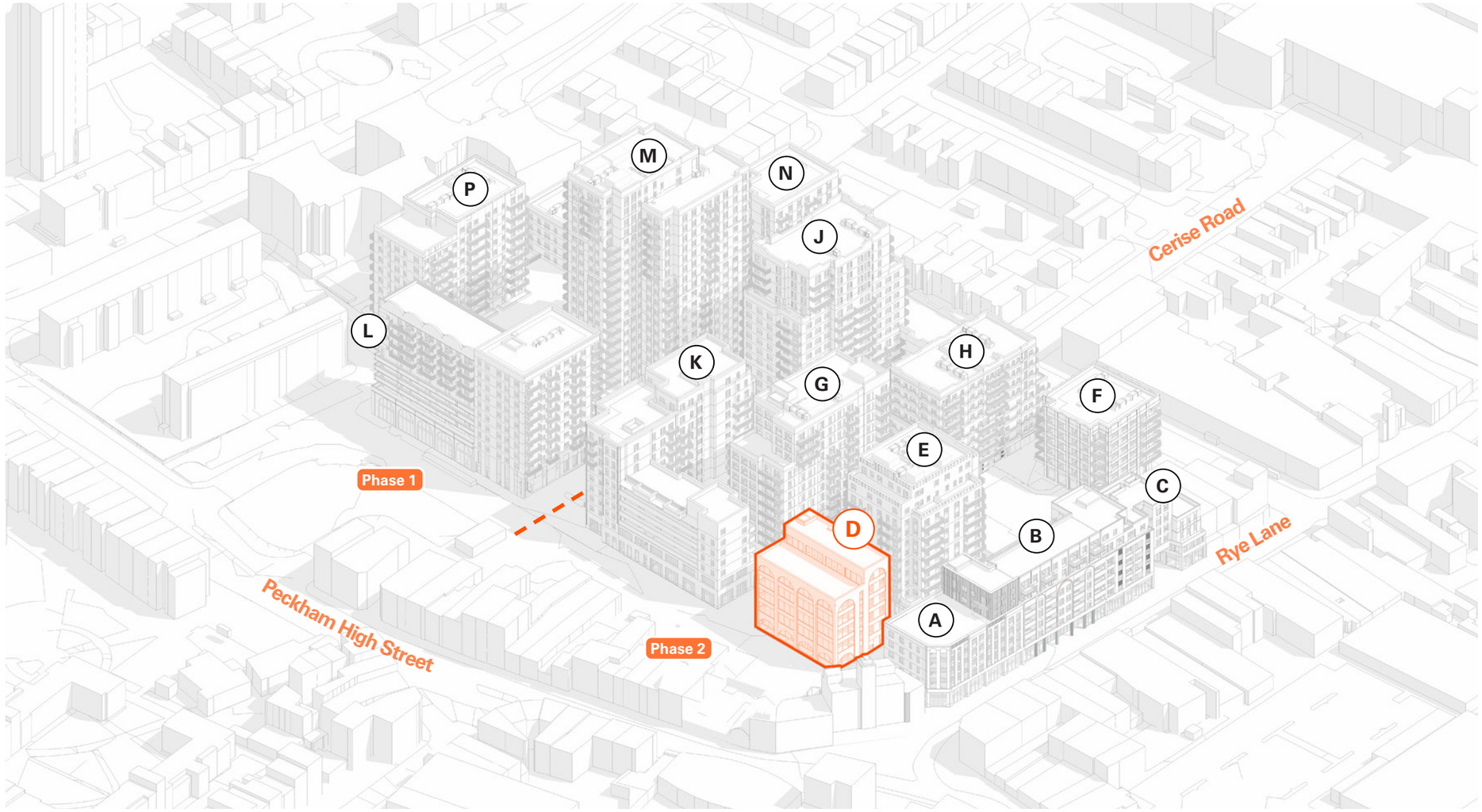
Overview

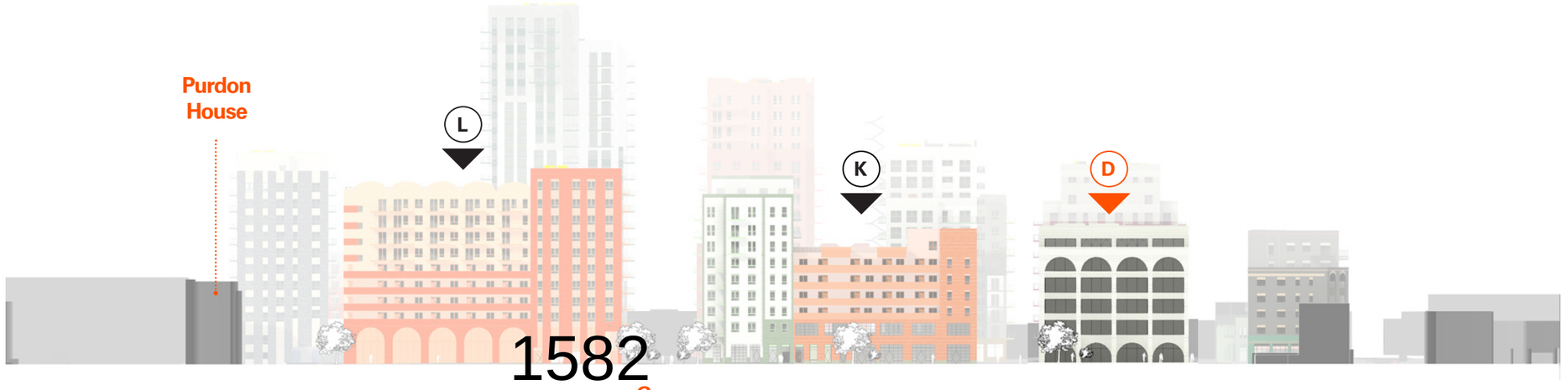
Workspace

0	0
1B1P	1B2P
0	0
2B3P	2B4P
0	0
3B5P	3B6P

GIA

29,335 ft²
2,725 m²







1583

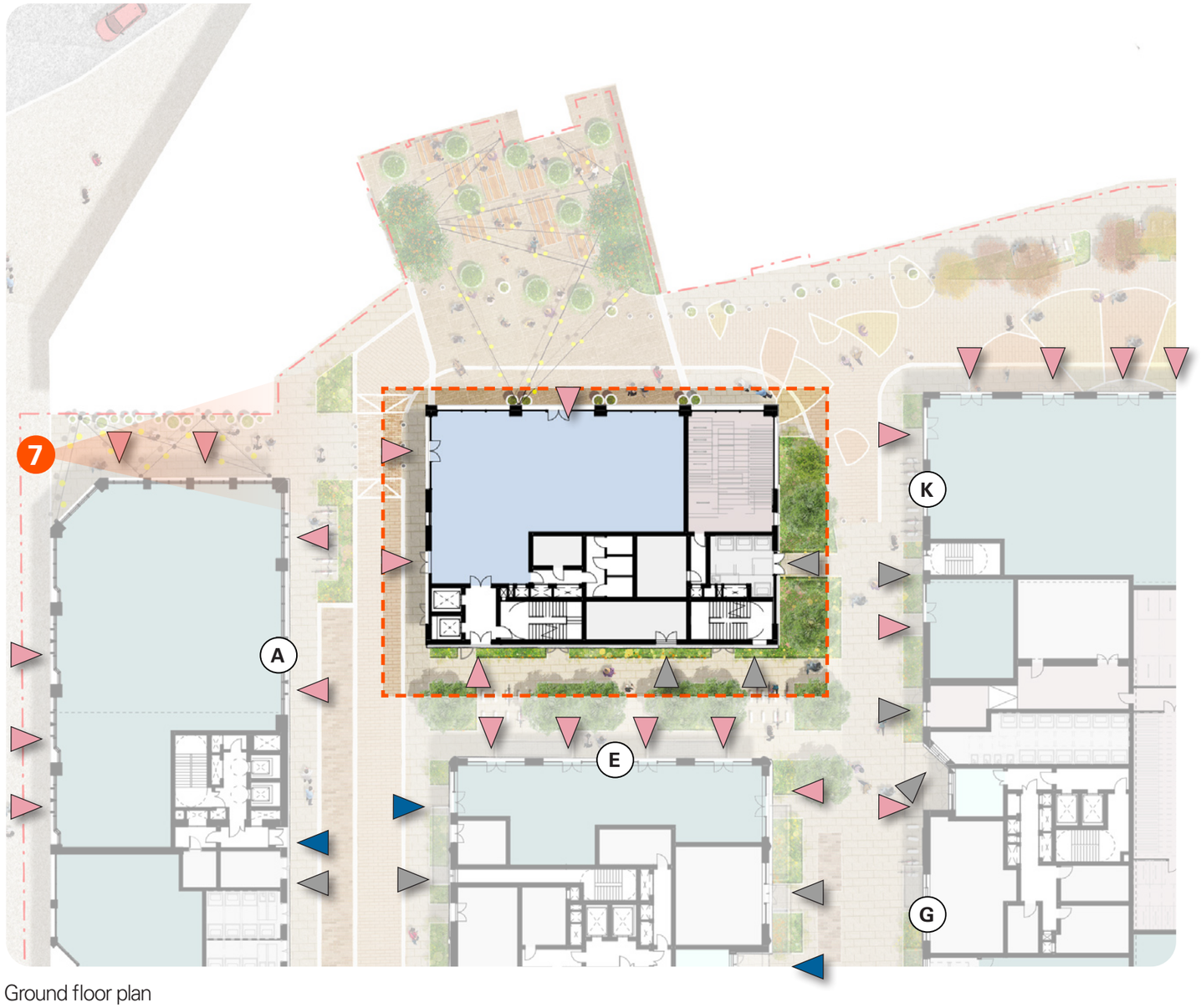
7 View east towards Peckham Yards

Building D

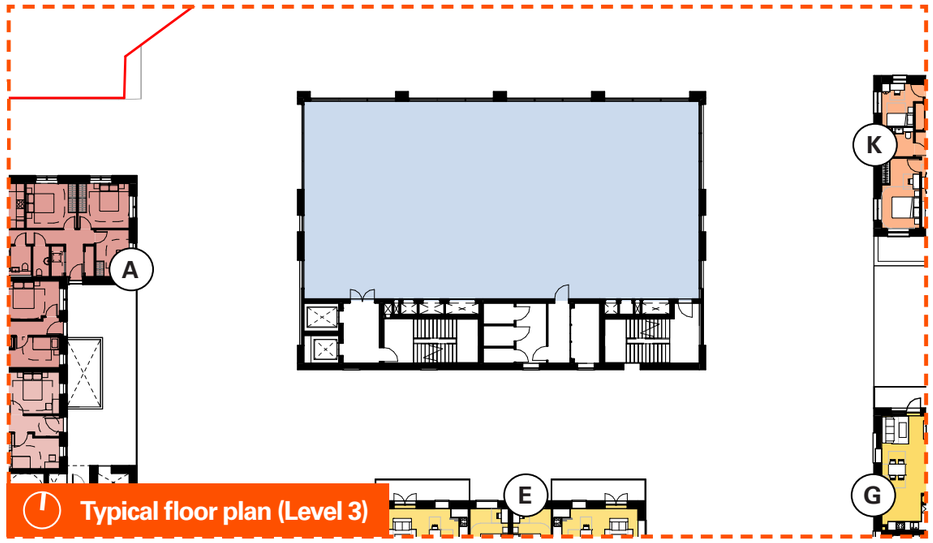
Floorplans

X Neighbouring building

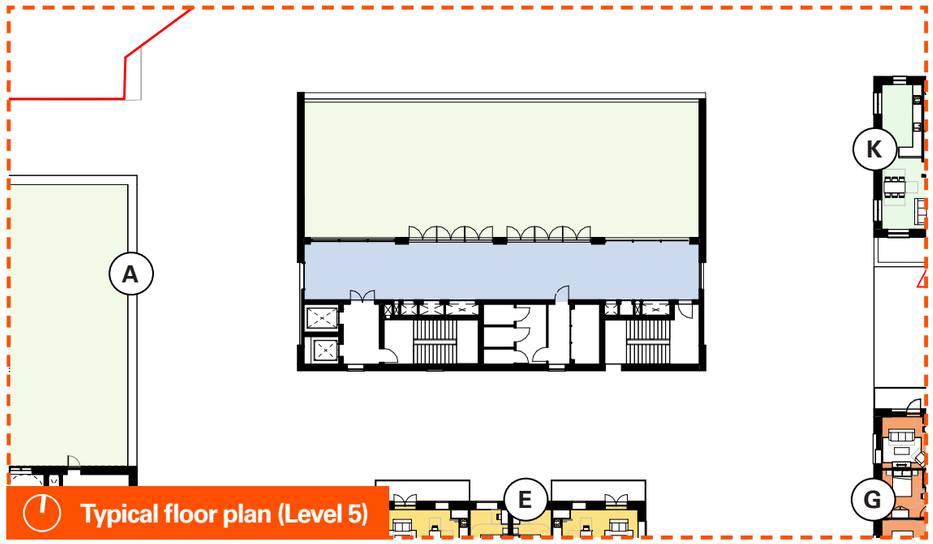
X Views



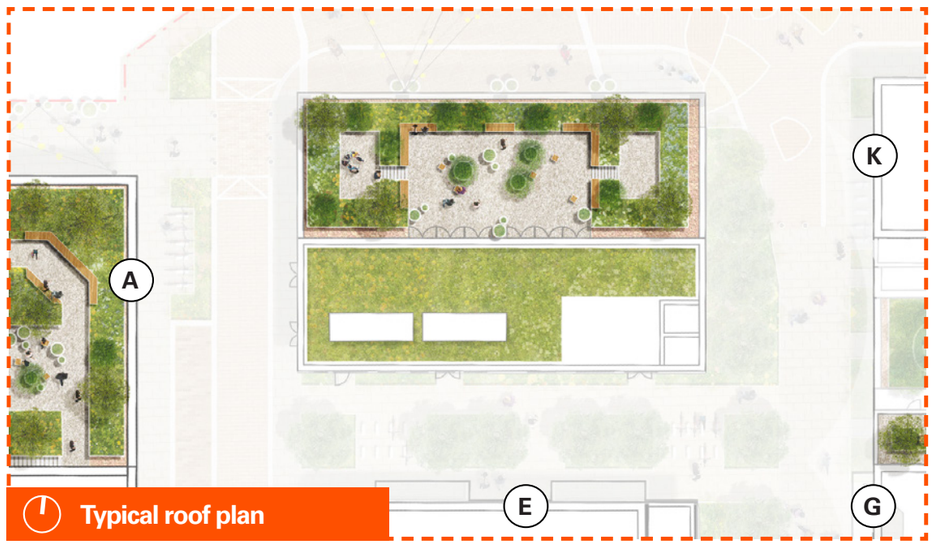
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 5)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

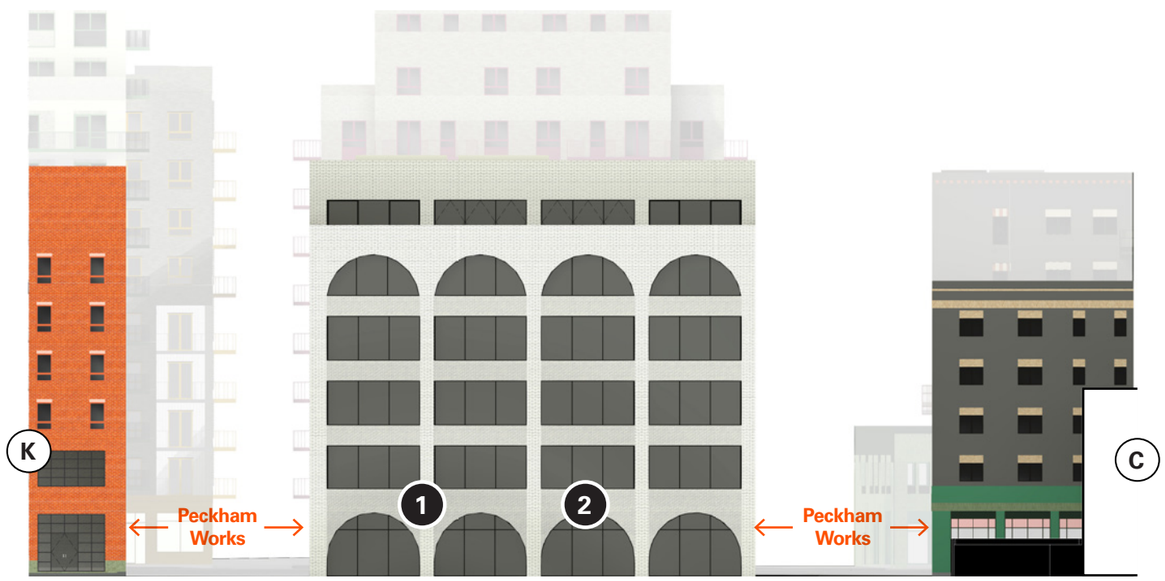
Commercial

- Entrance
- Shop floor
- Commercial

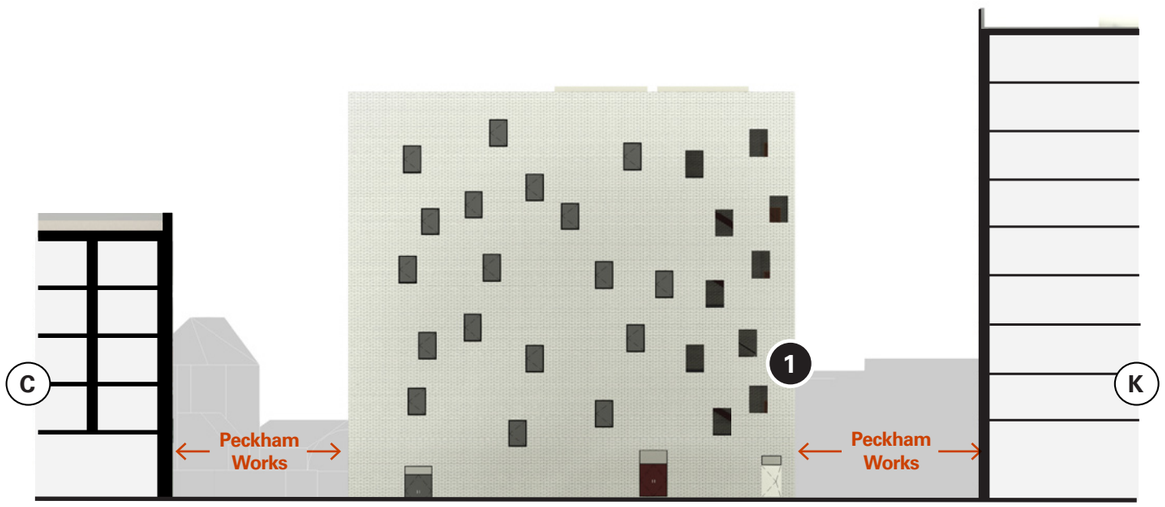
Building D

Elevations

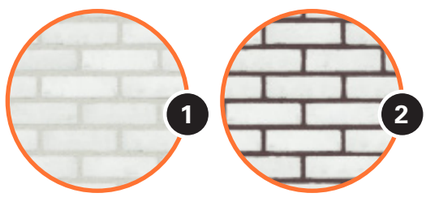
0 1 2 3 4 5 10 m

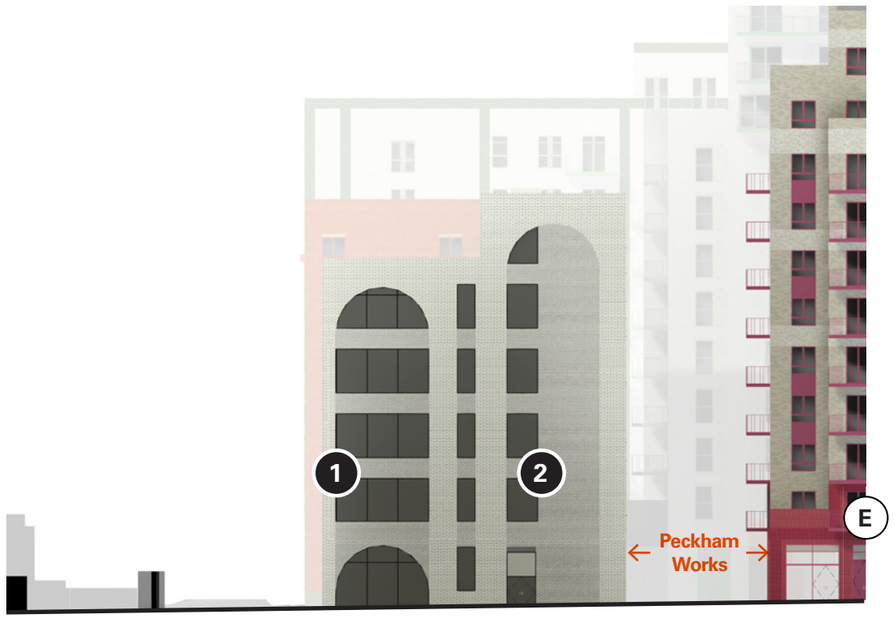


1 Peckham Yards elevation (North facing)

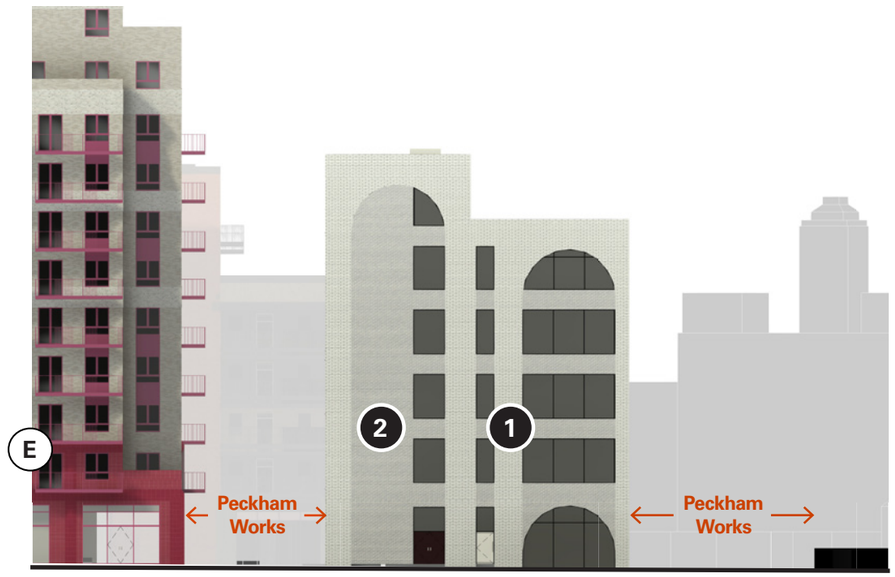


3 Peckham Works elevation (South facing)





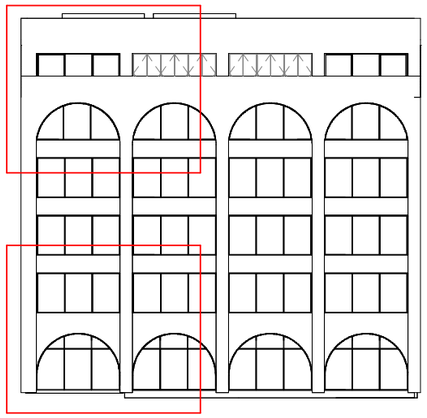
2 Peckham Works elevation (East facing)

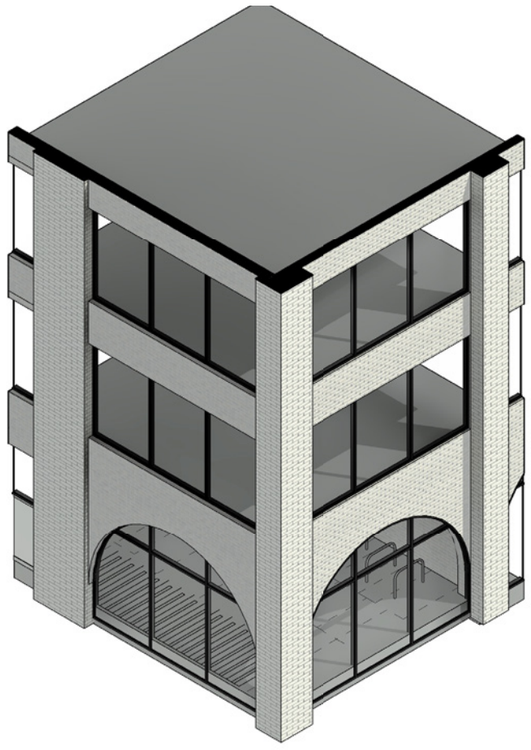


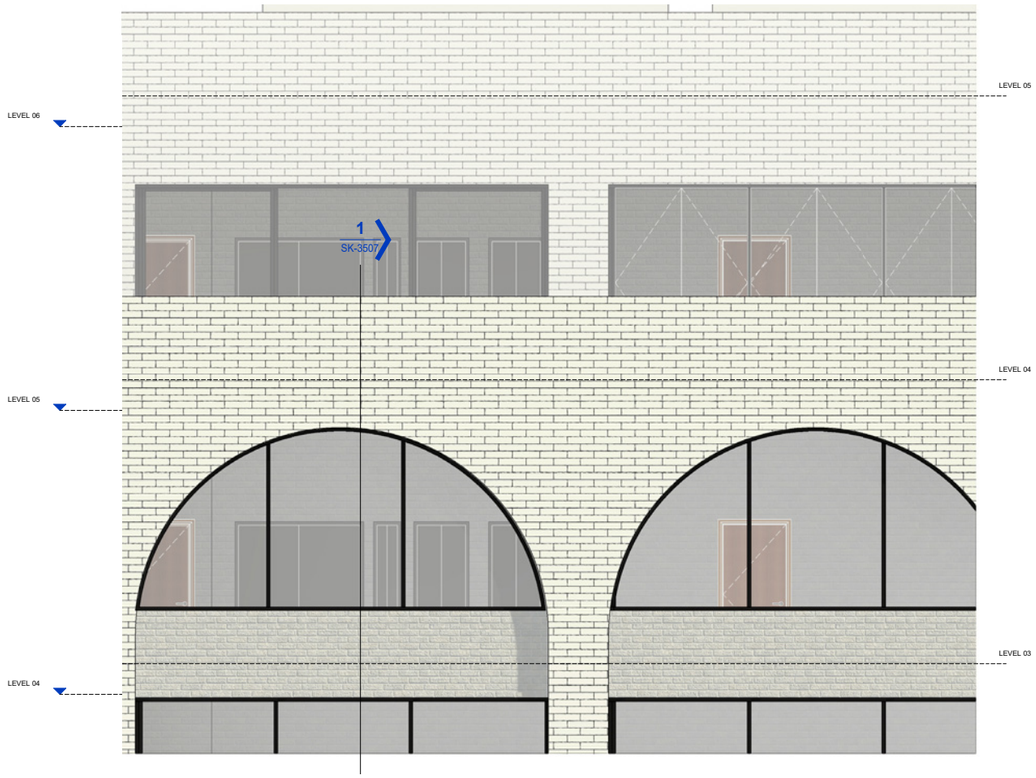
4 Peckham Yards elevation (West facing)

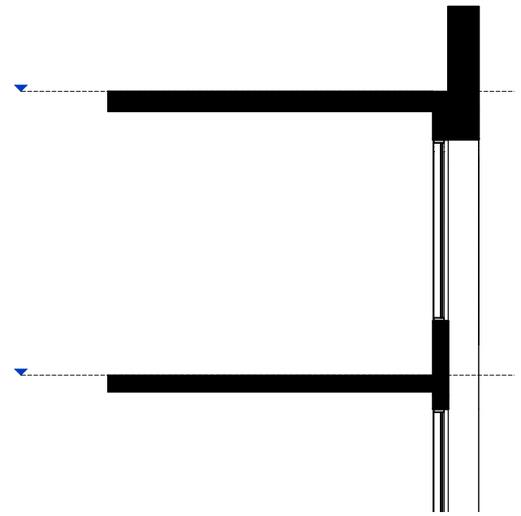
Building D

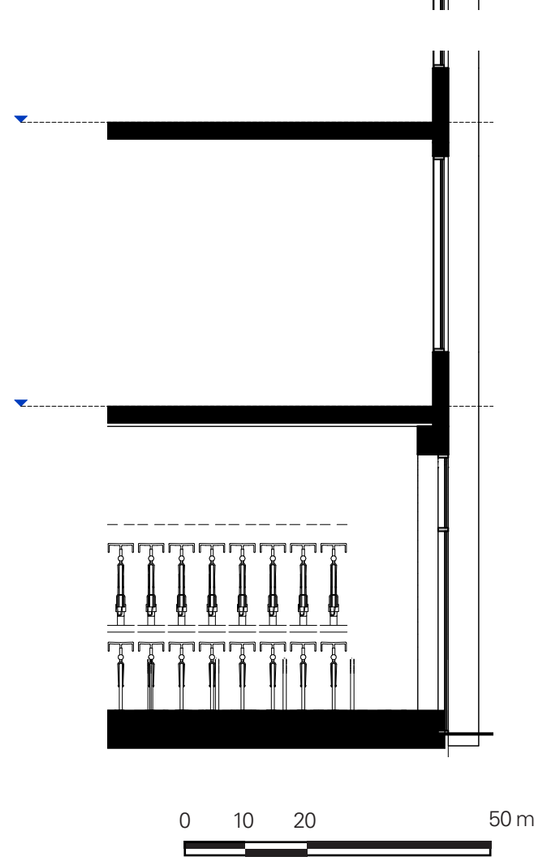
Bay elevation











Building E

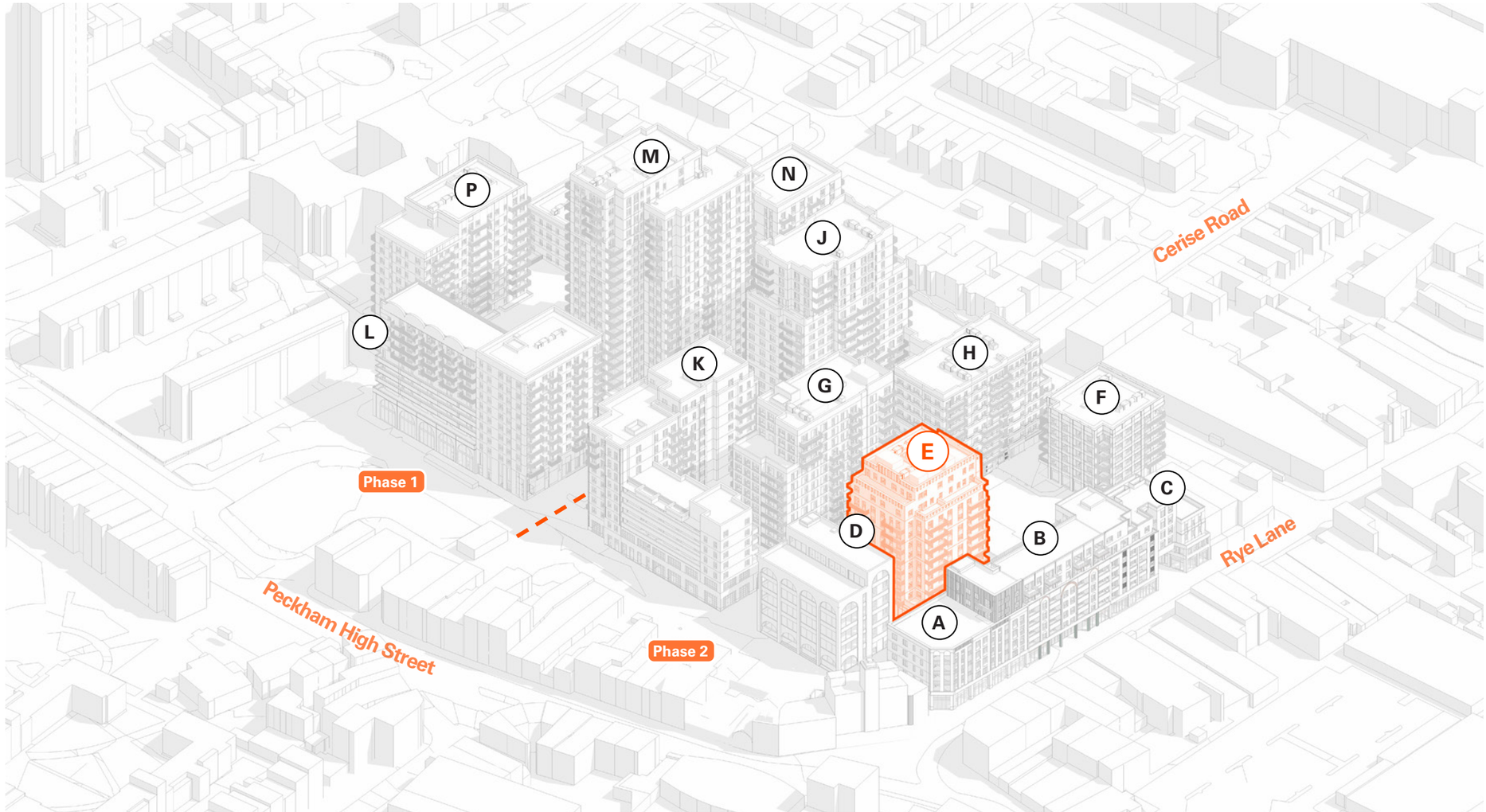
Overview

Market Sale

16	40
1B1P	1B2P
3	15
2B3P	2B4P
2	2
3B5P	3B6P

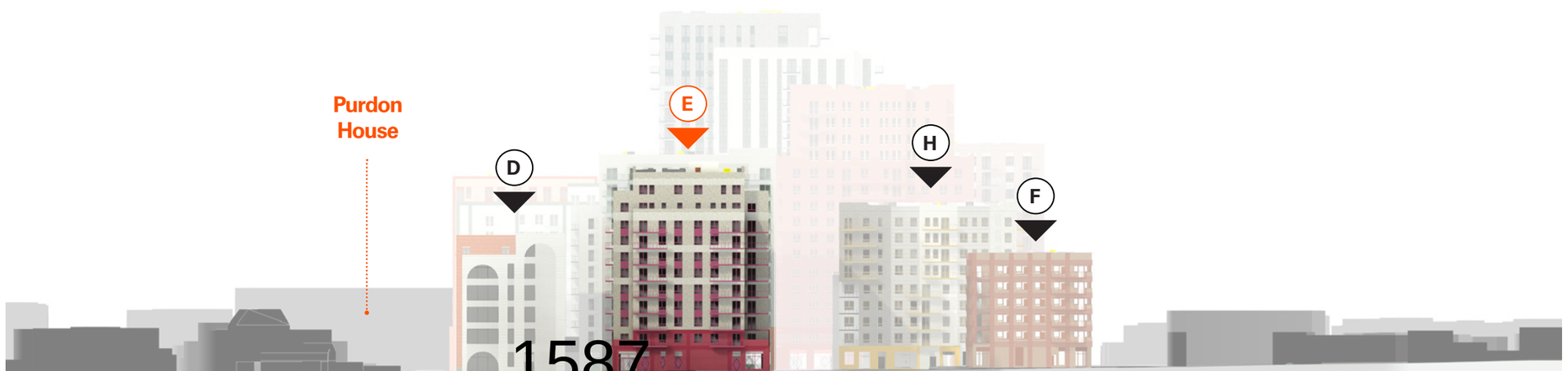
GIA

69,633 ft²
6,469 m²



You said: We want clearly visibility identifiable entrances

We did: Recessed entrances with clear & distinct signage and bold colours





1588

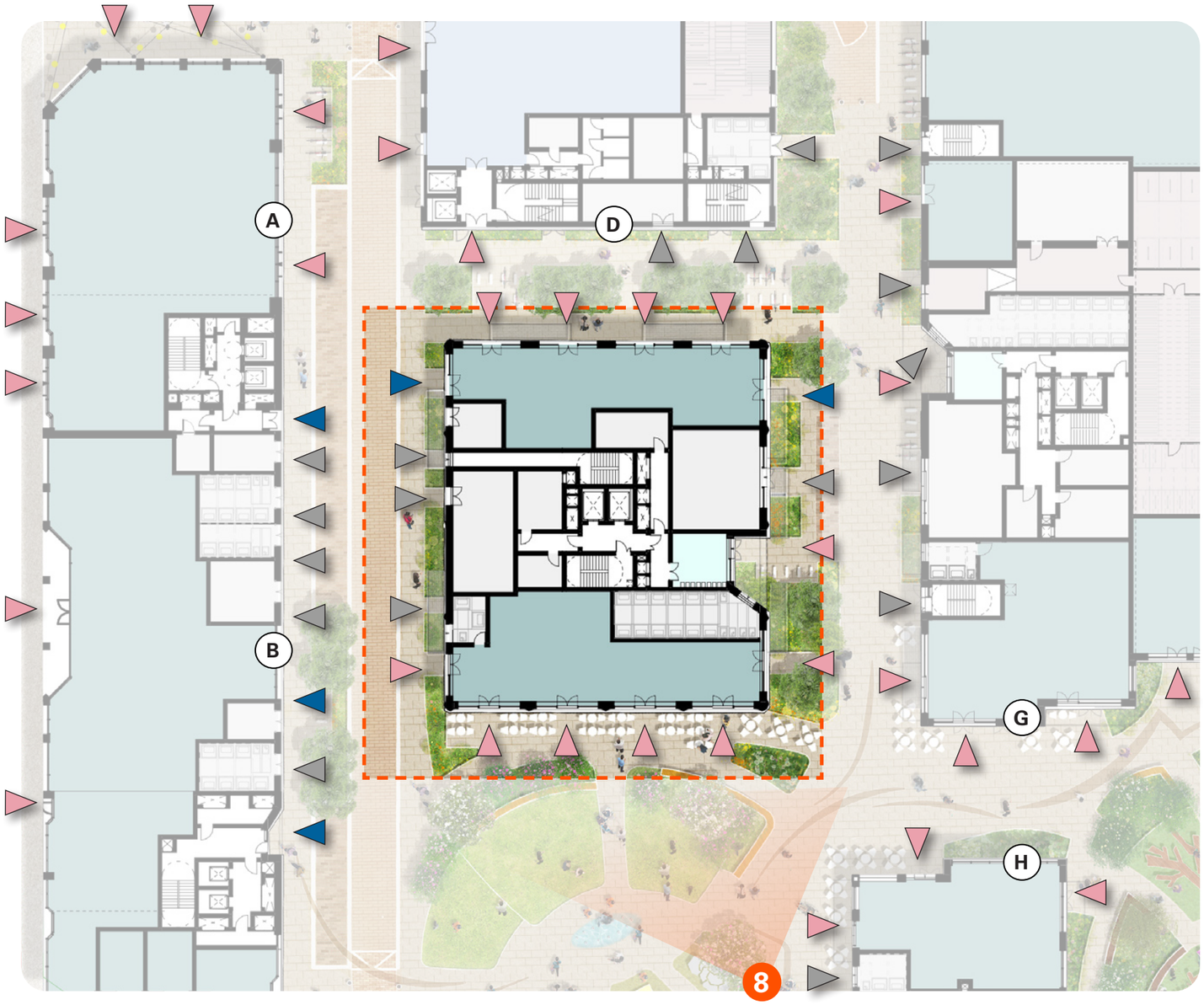
8 View north from Aylesham Gardens

Building E

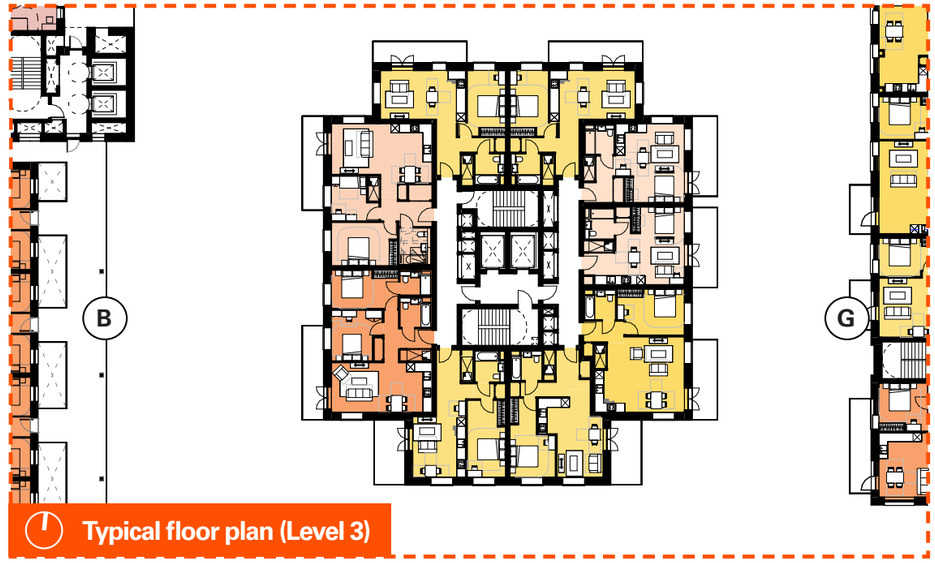
Floorplans

X Neighbouring building

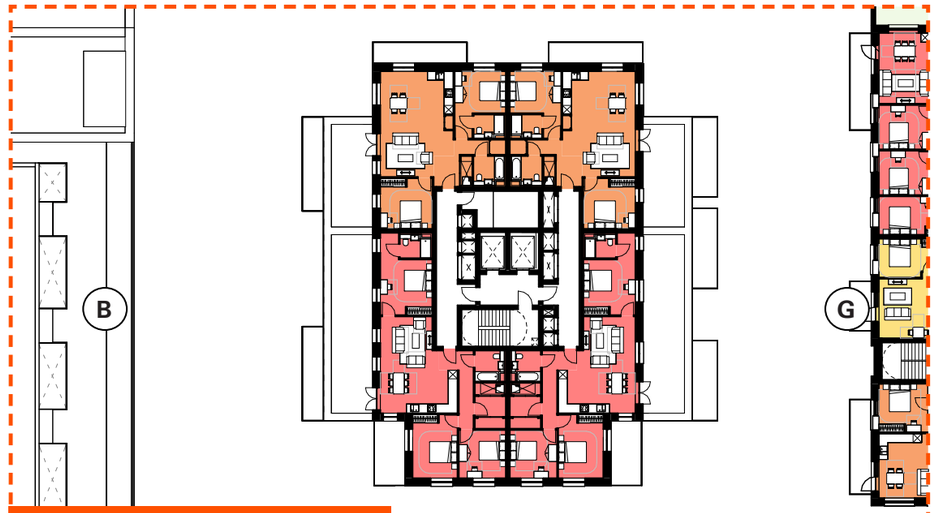
X Views



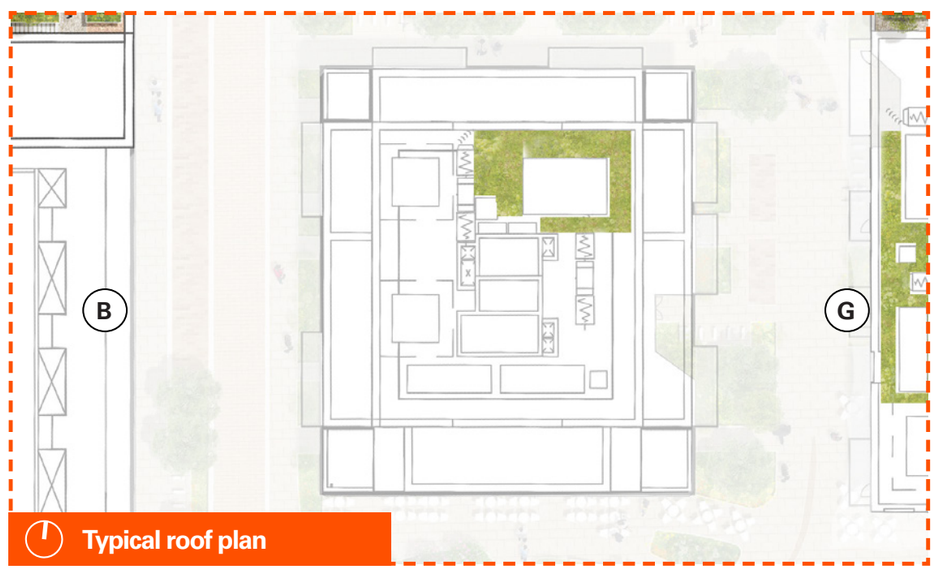
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 9)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

- Entrance
- Shop floor
- Commercial

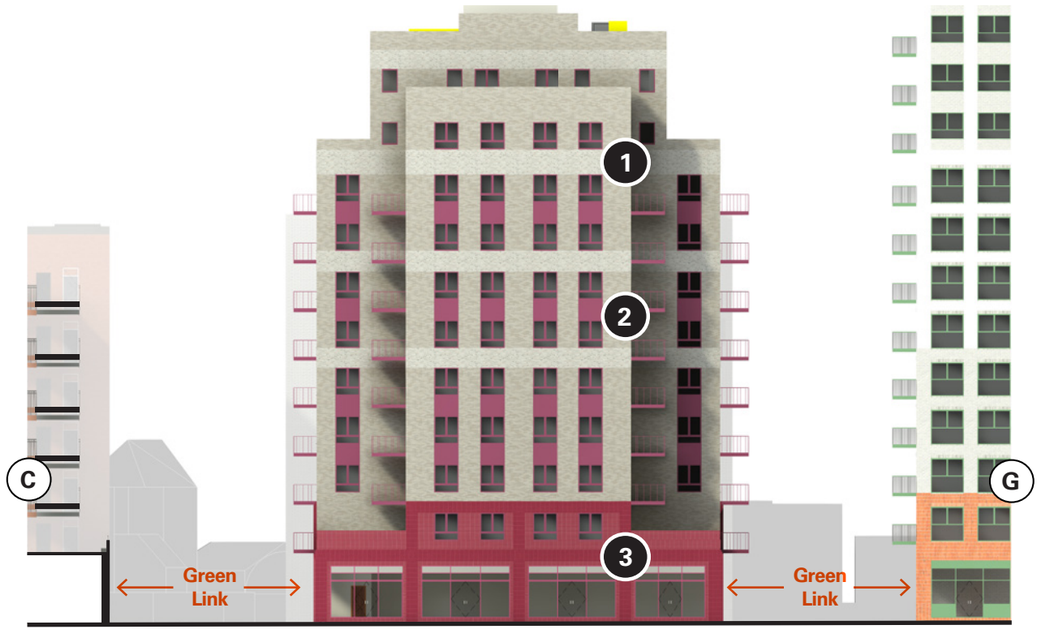
1589

Building E

Elevations

0 1 2 3 4 5 10 m

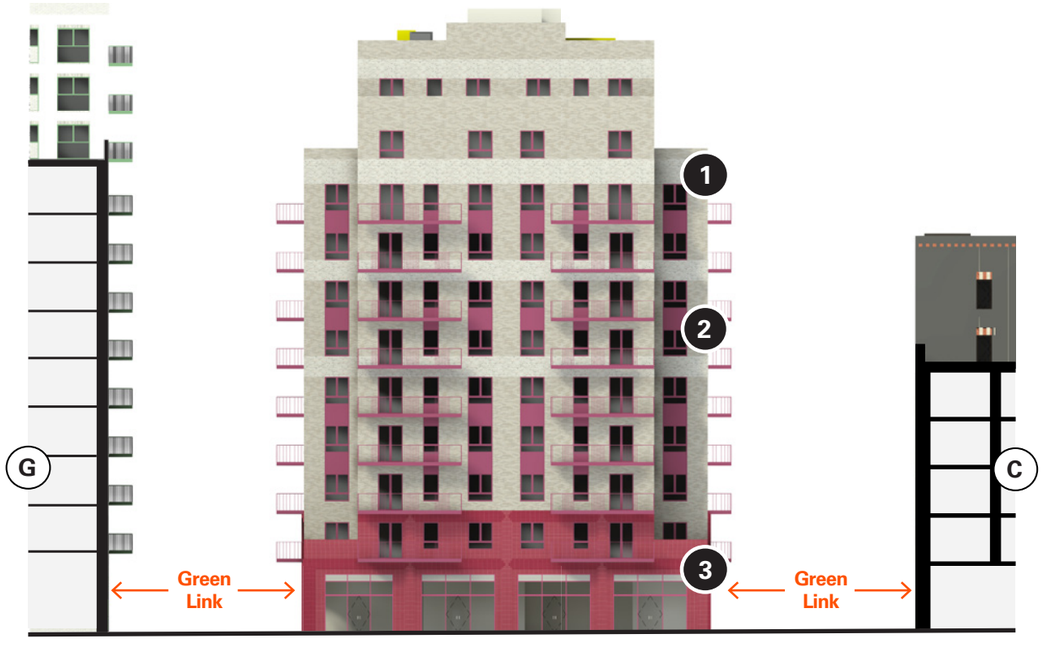




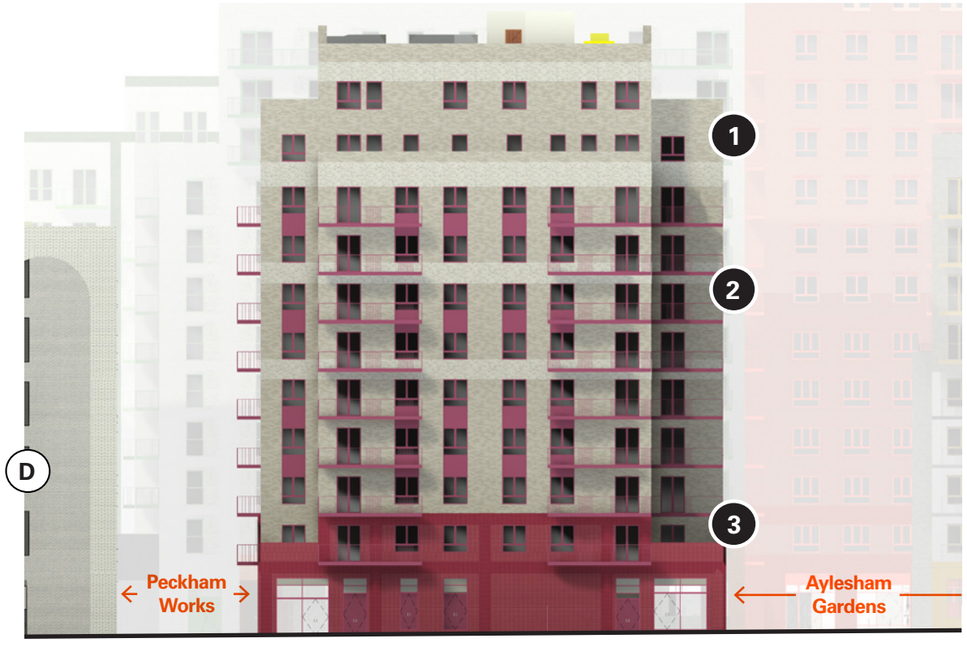
1 Aylesham Gardens elevation (South facing)



2 Green Link elevation (East facing)



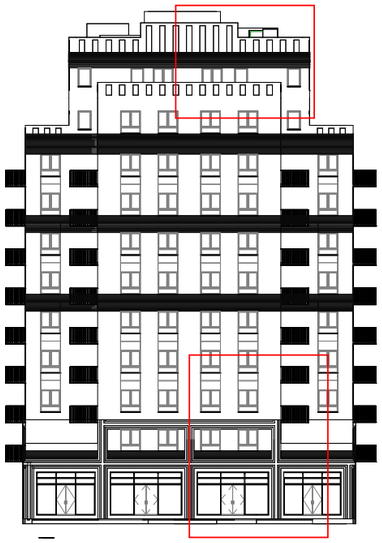
3 Peckham Works elevation (North facing)

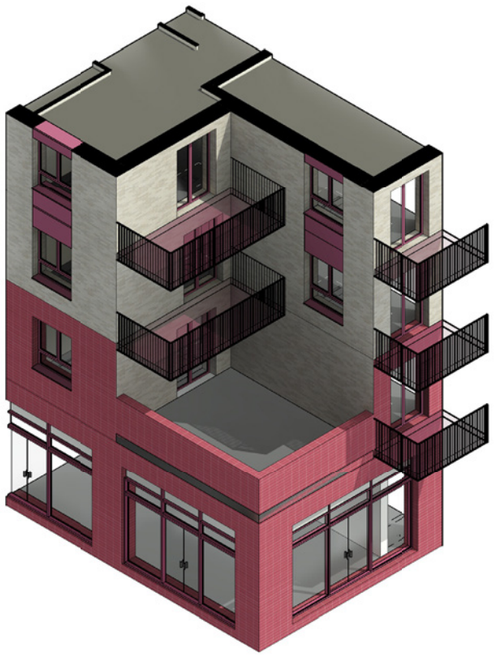


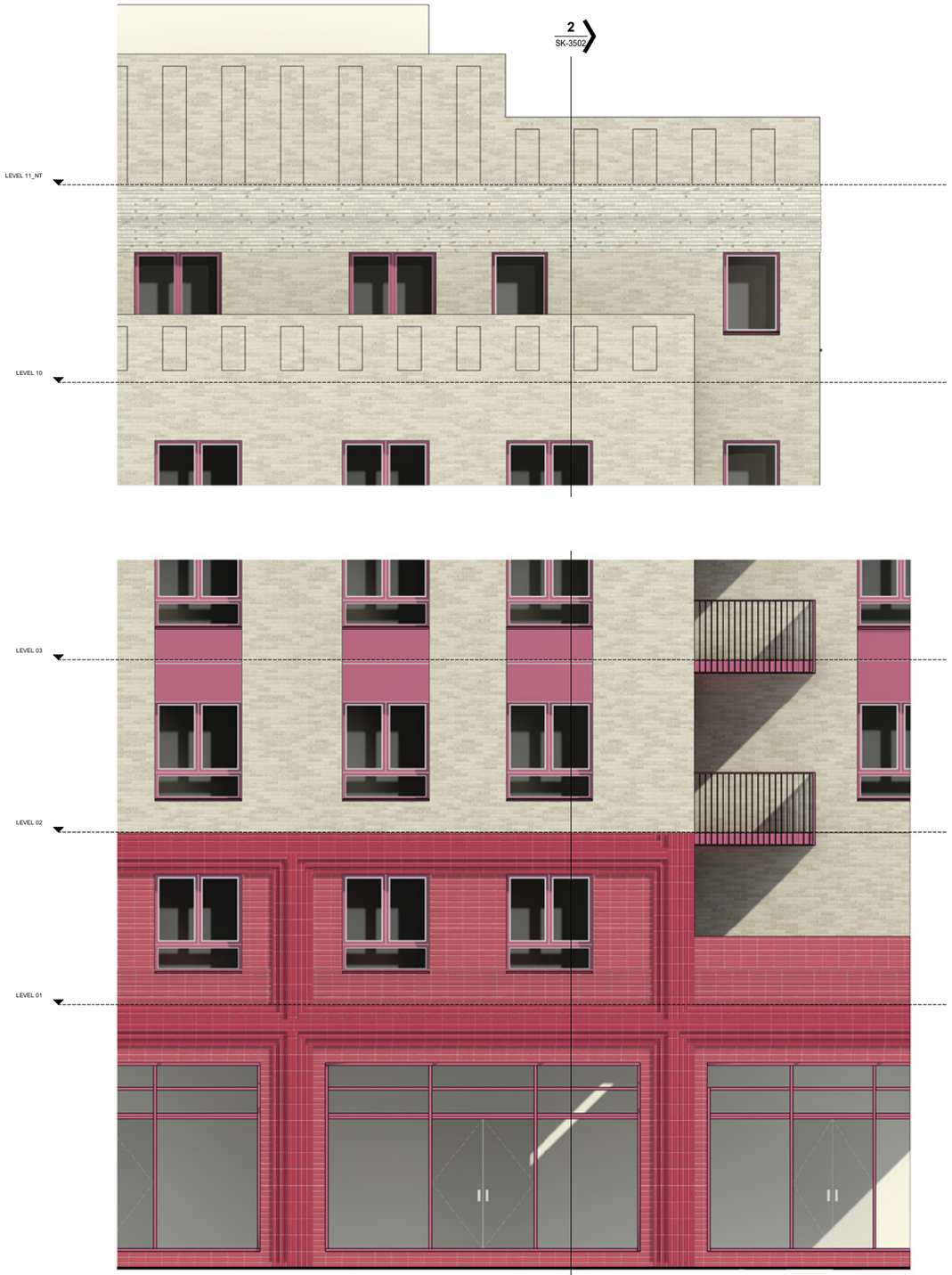
4 Green Link elevation (West facing)

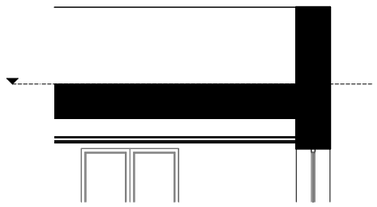
Building E

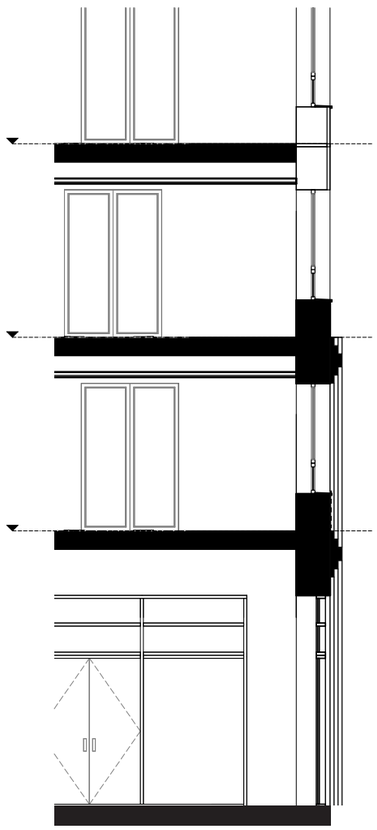
Bay elevation











1591



Building F

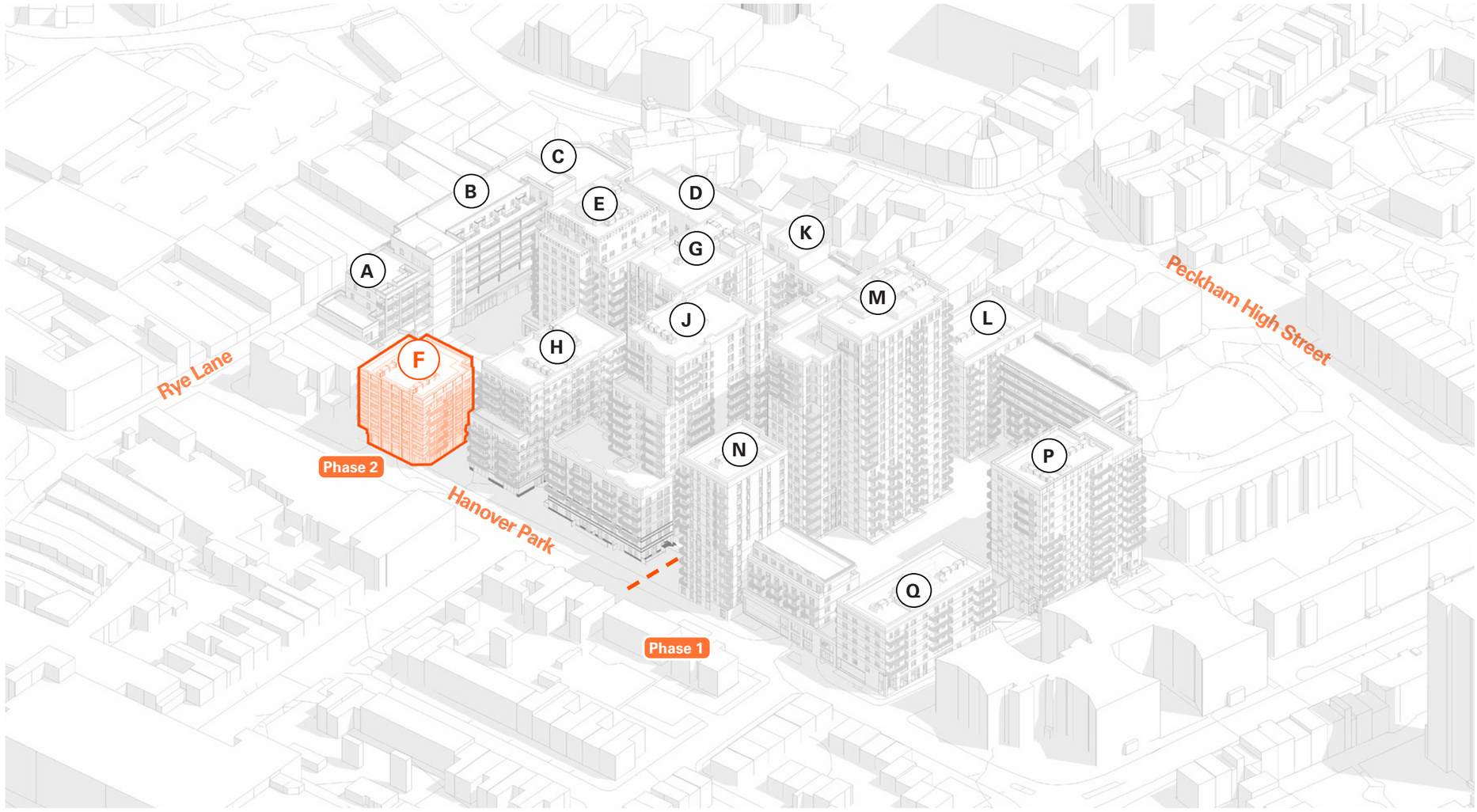
Overview

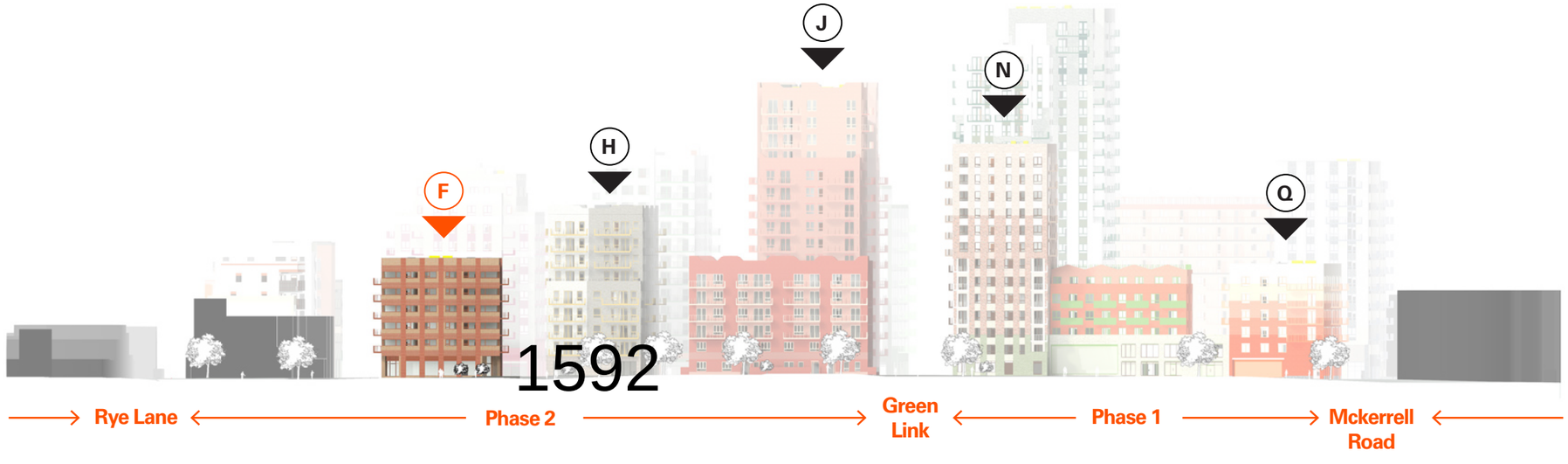
Market Sale

0	0
1B1P	1B2P
0	10
2B3P	2B4P
0	10
3B5P	3B6P

GIA

26,399 ft²
2,453 m²







1593

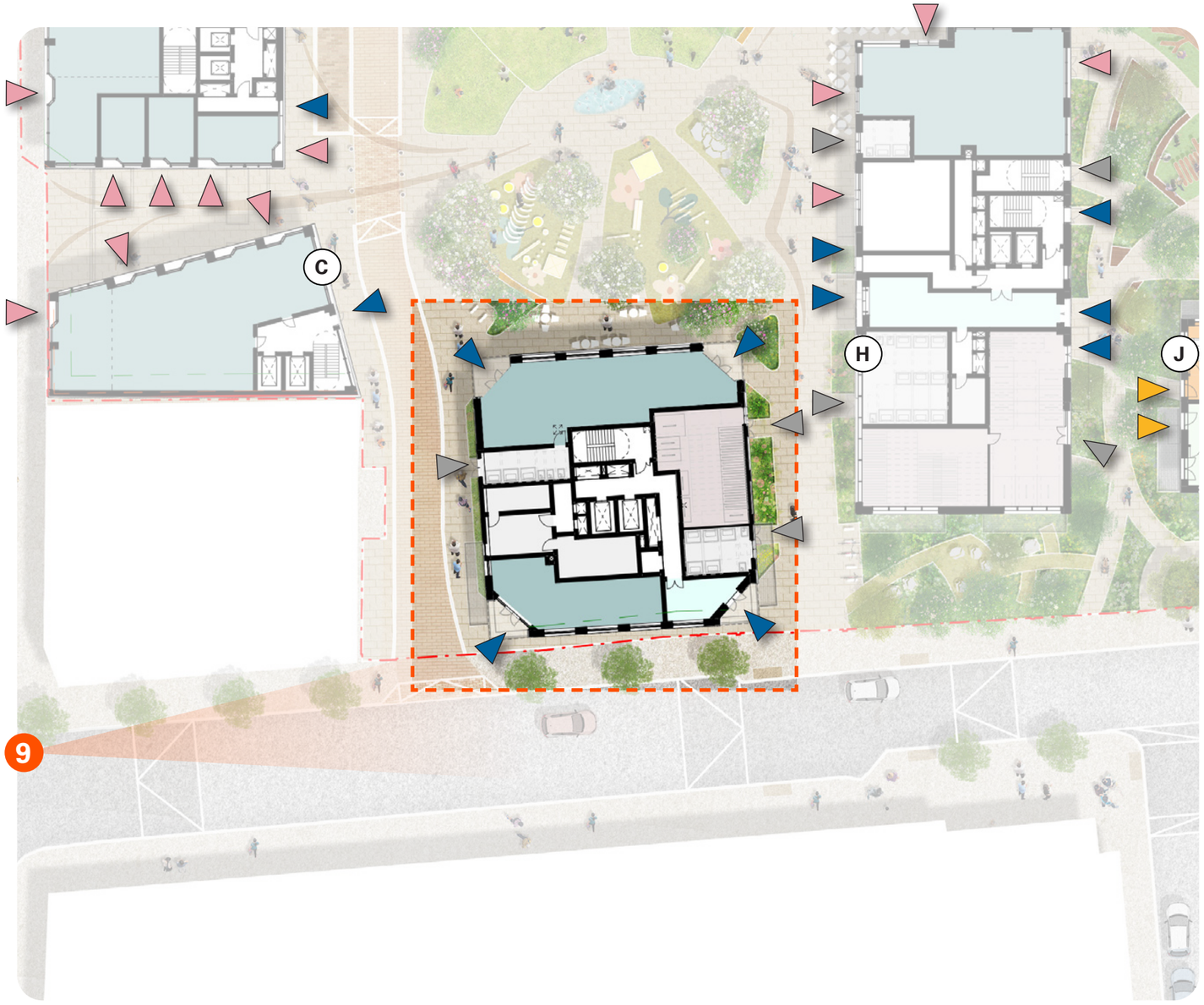
9 View east onto Hanover Park

Building F

Floorplans

X Neighbouring building

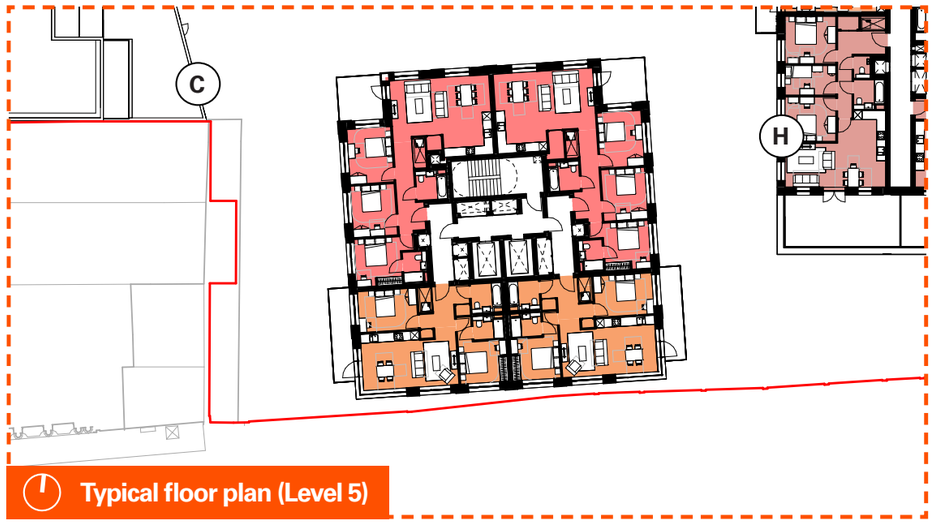
X Views



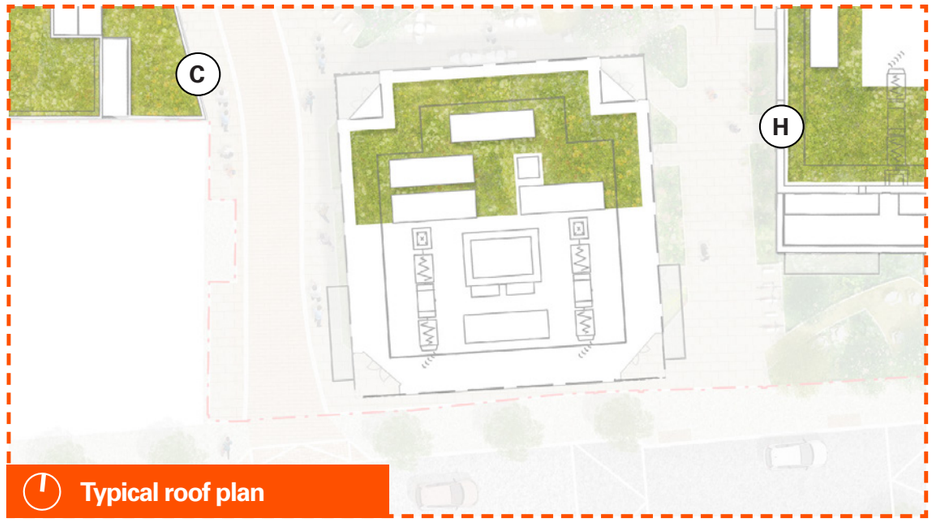
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 5)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed

- Lobby
- Cycle store
- Ancillary

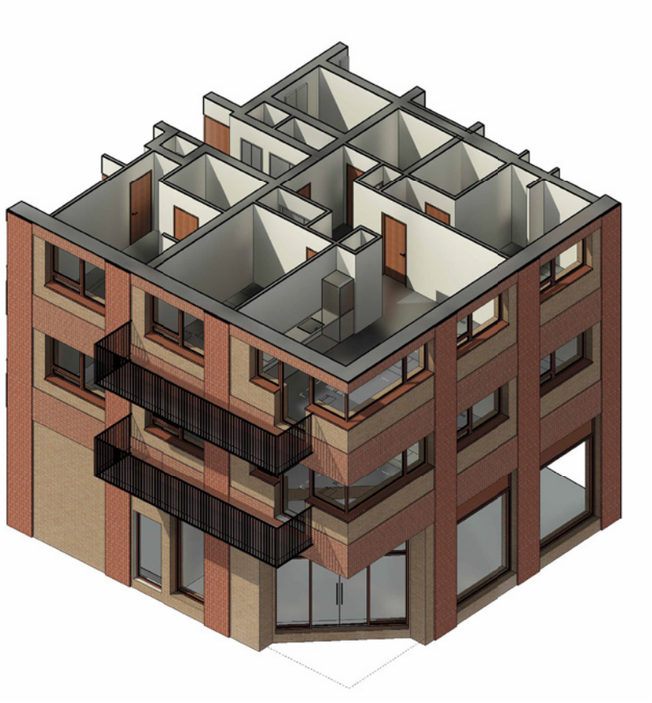
Commercial

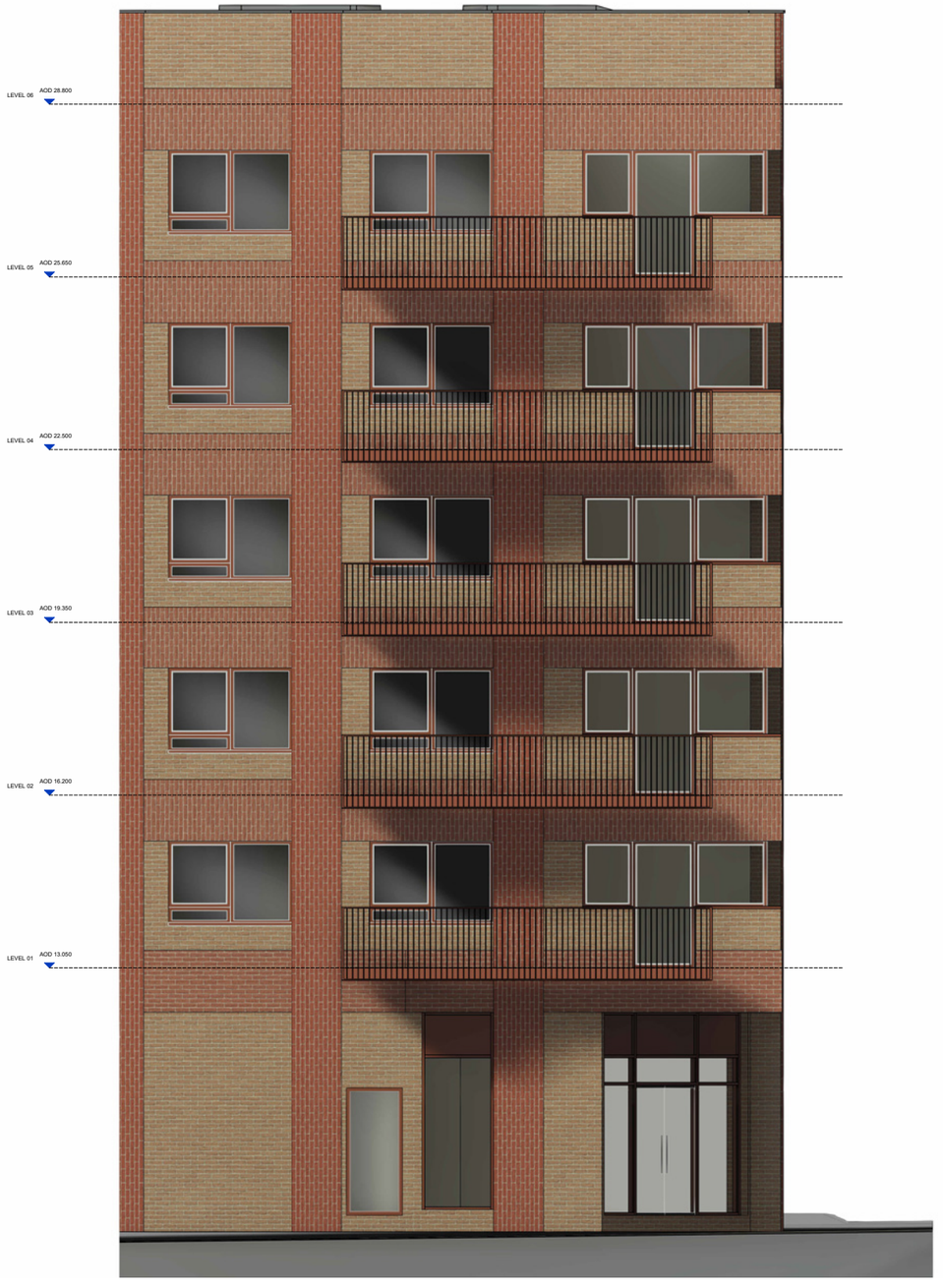
- Entrance
- Shop floor
- Commercial

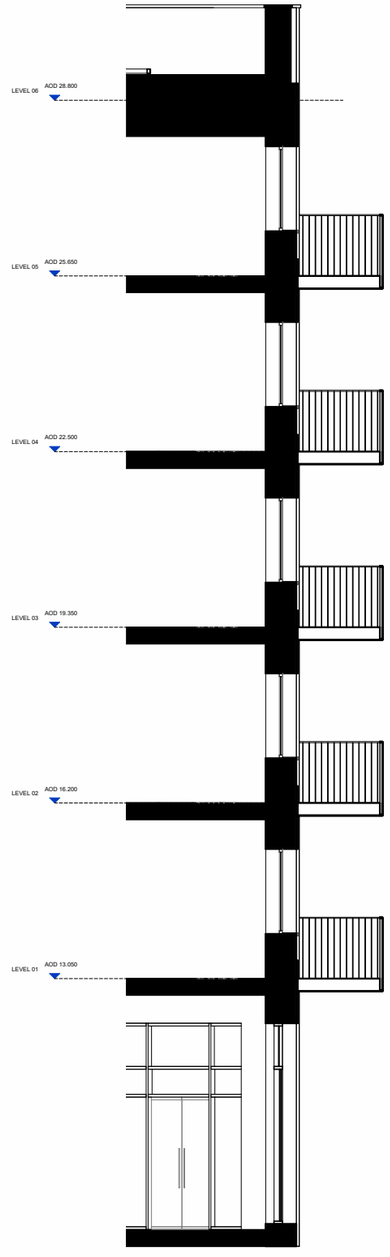
Building F

Bay elevation









1595

0 10 20 50 m

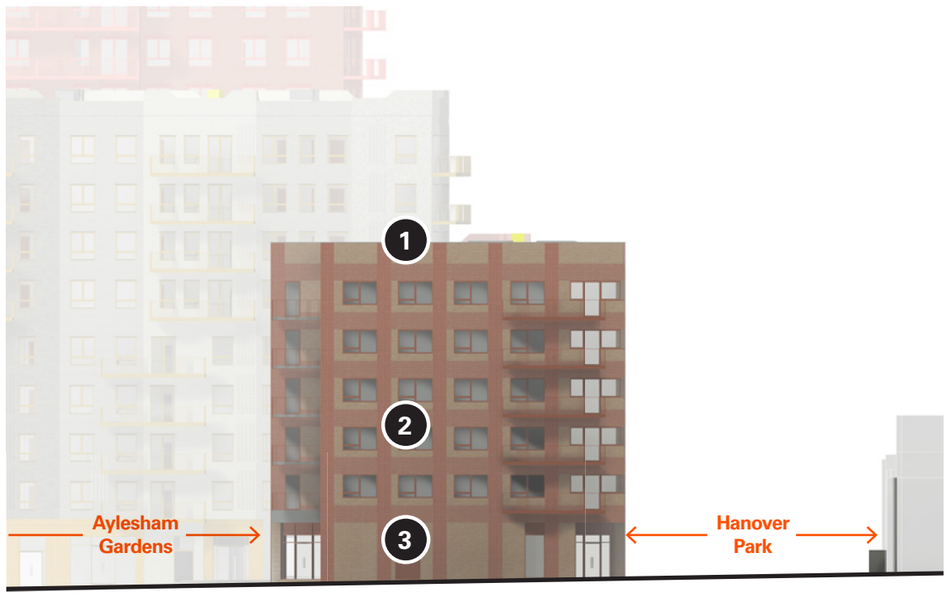
Building F

Elevations

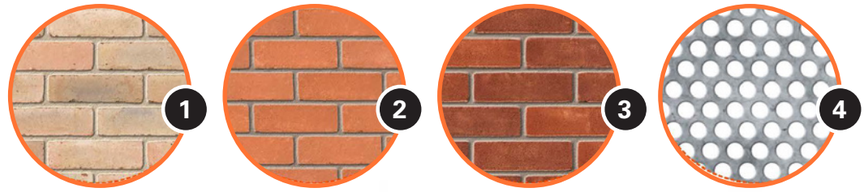
0 1 2 3 4 5 10 m

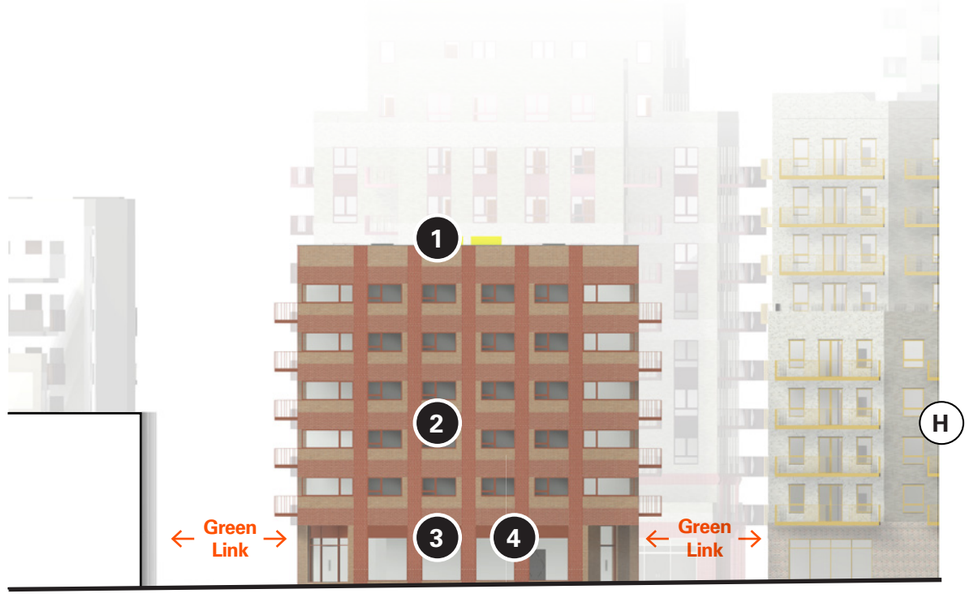


1 Green Link elevation (East facing)

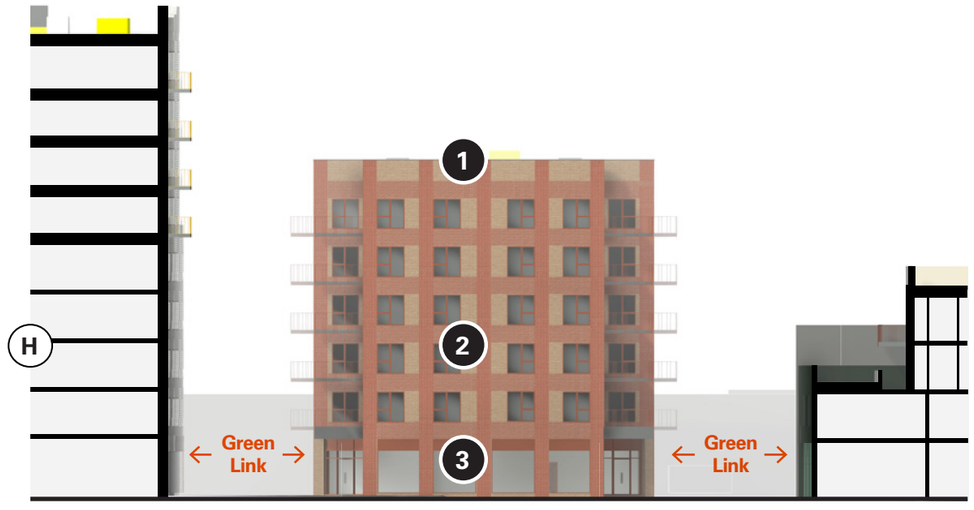


3 Green Link elevation (West facing)





2 Hanover Park elevation (South facing)



4 Ayleshame Gardens elevation (North facing)

Building G

Overview

Market Sale

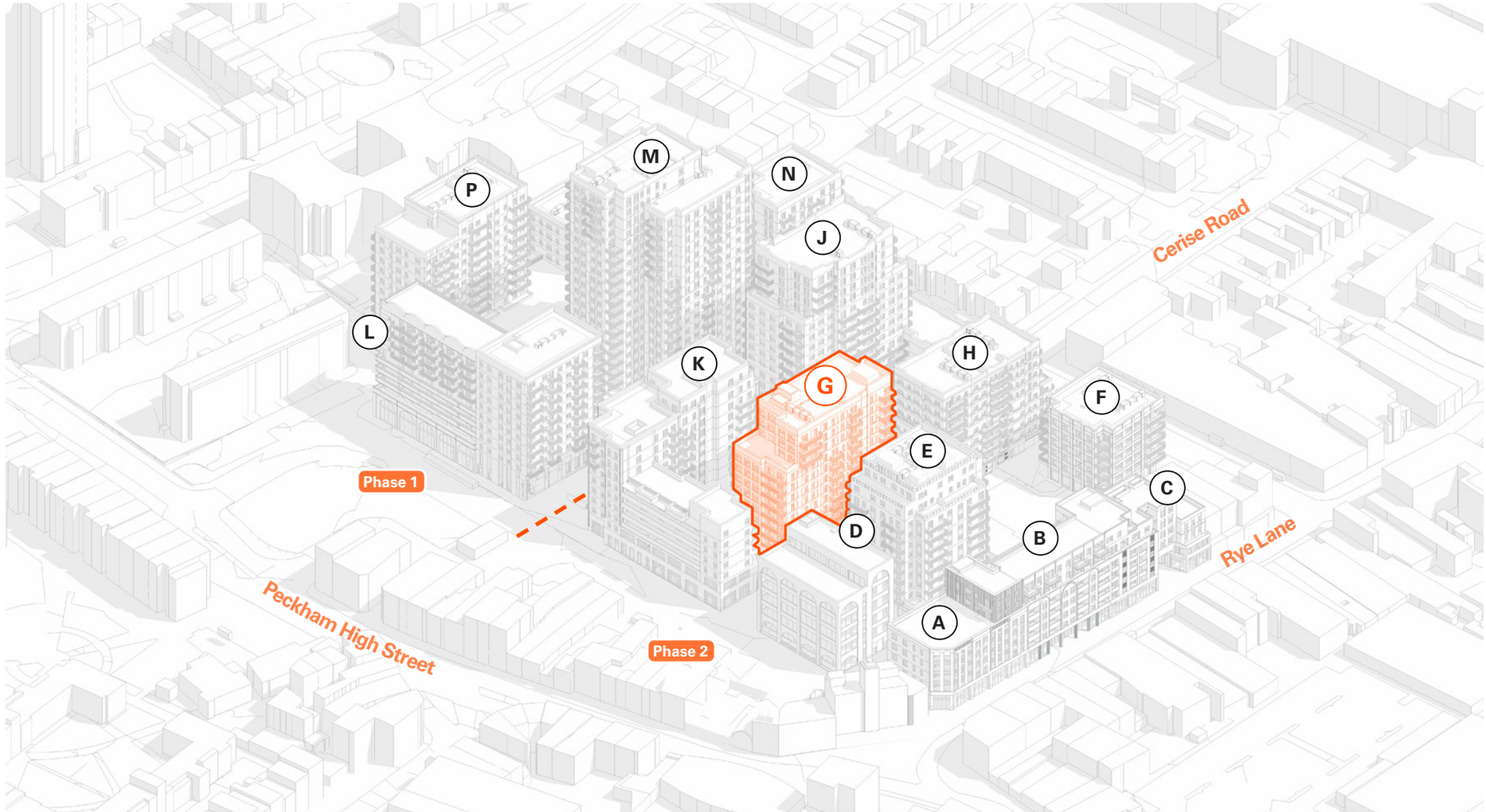
11	23
1B1P	1B2P
0	23
2B3P	2B4P
0	14
3B5P	3B6P

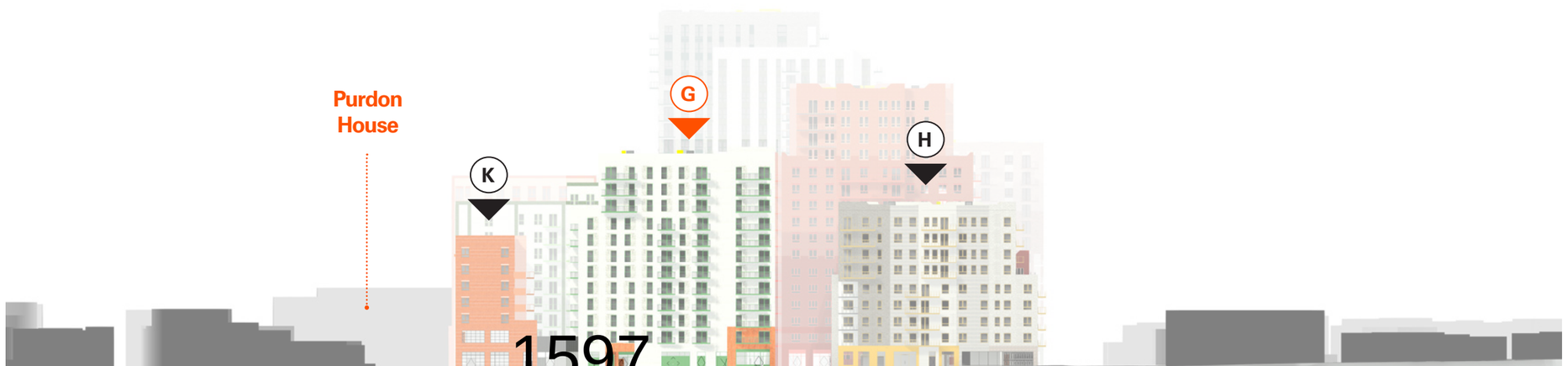
GIA

74,468ft²
6,918 m²

You said: We want clearly visibility identifiable entrances

We did: Recessed entrances with clear & distinct signage and bold colours







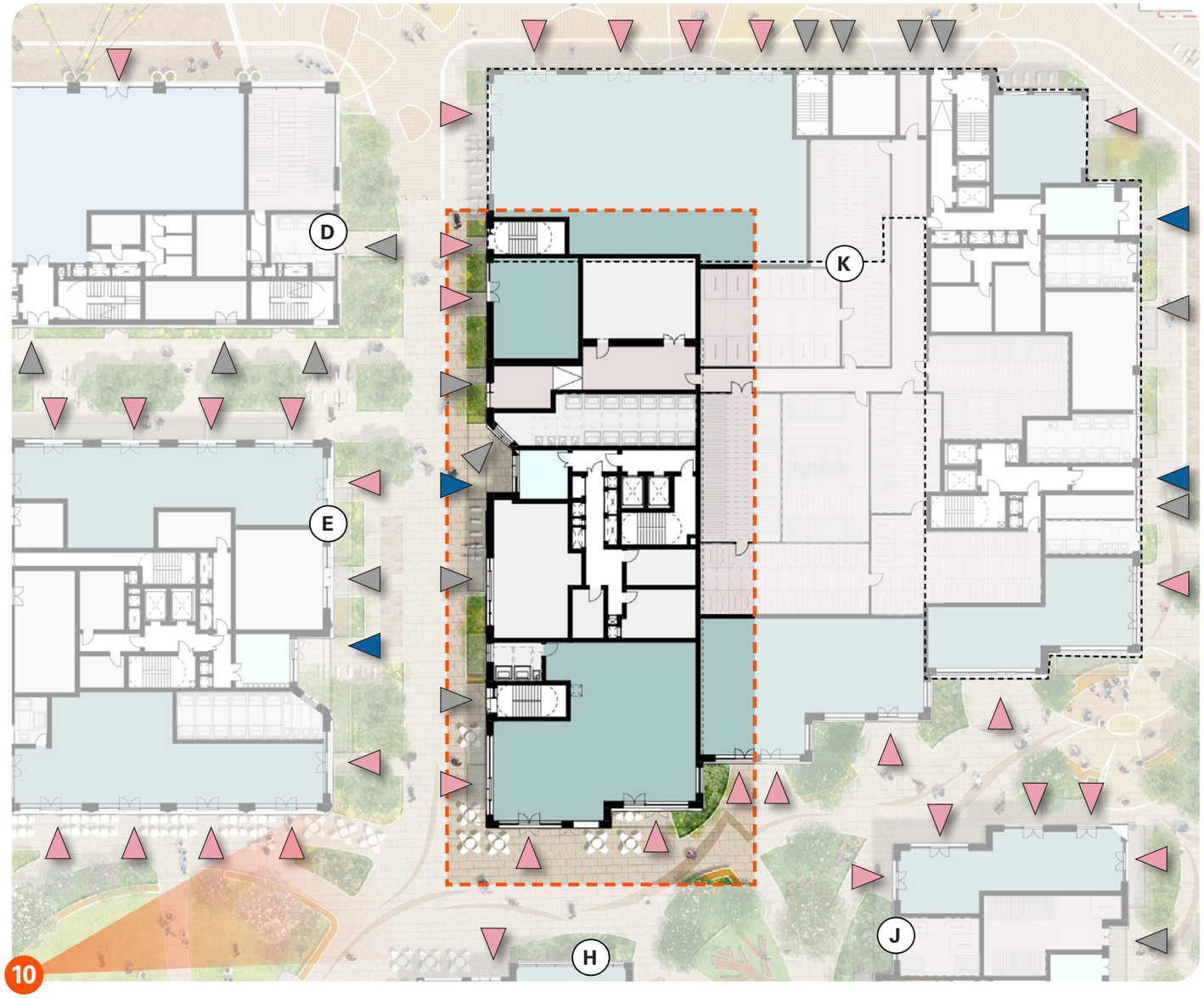
10 View east onto Floral Walk

Building G

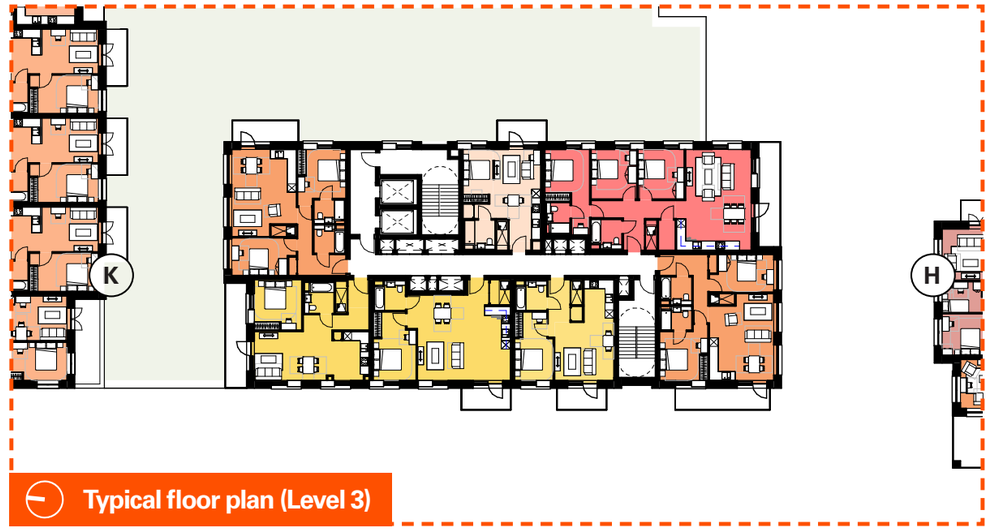
Floorplans

X Neighbouring building

X Views



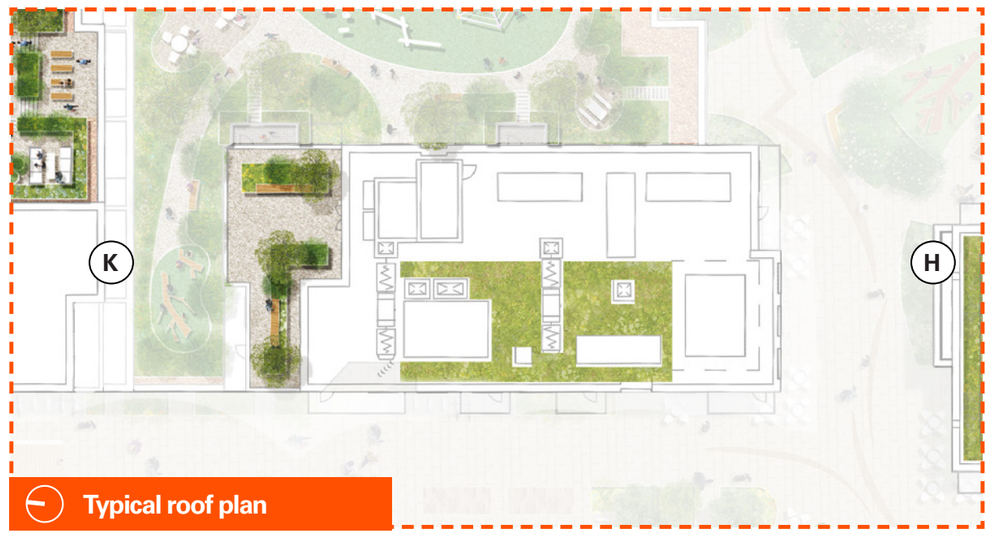
10 Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 9)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

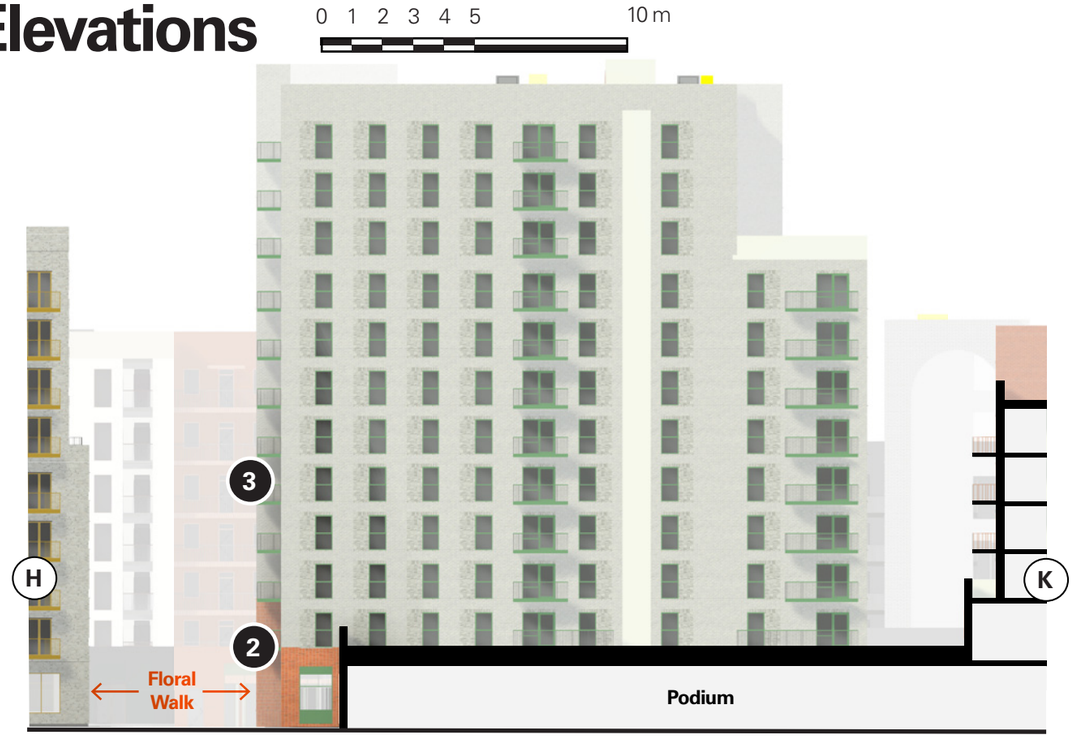
Commercial

- Entrance
- Shop floor
- Commercial

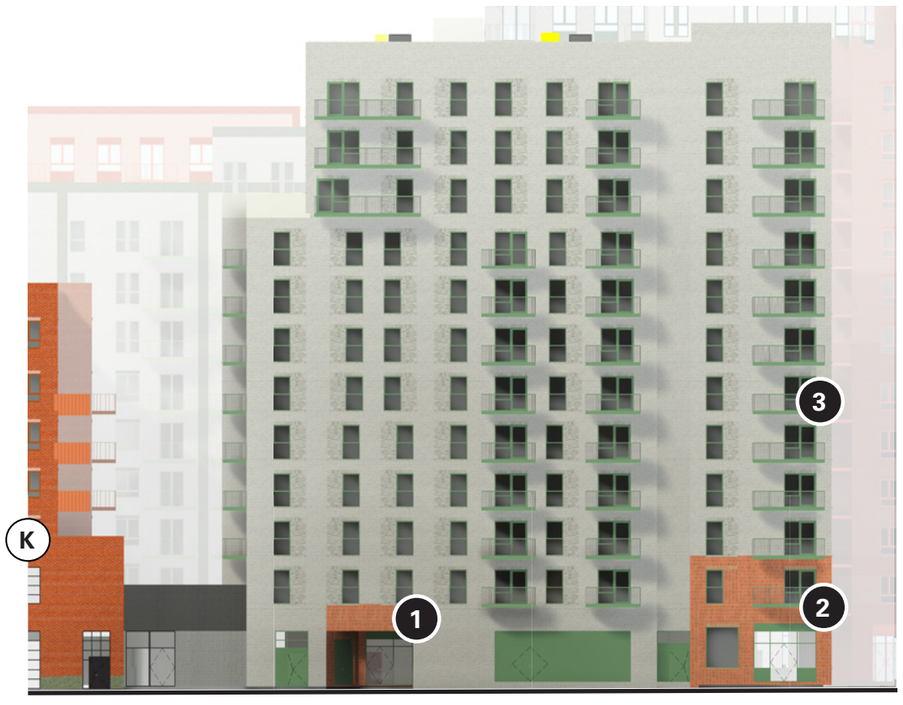
1599

Building G

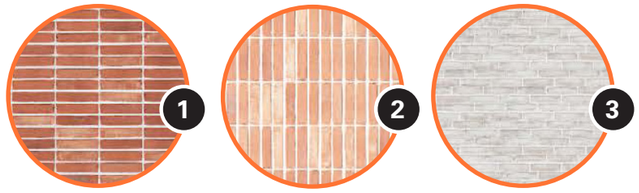
Elevations



1 Podium elevation (East facing)

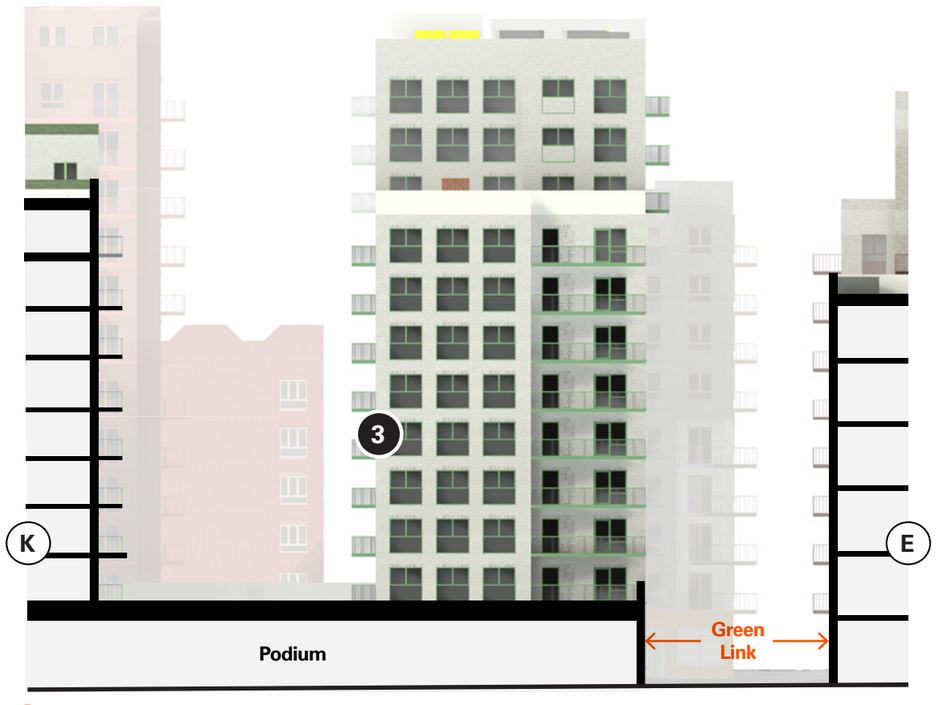


3 Green Links elevation (West facing)





2 Floral Walk elevation (South facing)



4 Podium elevation (North facing)

1600

Building G

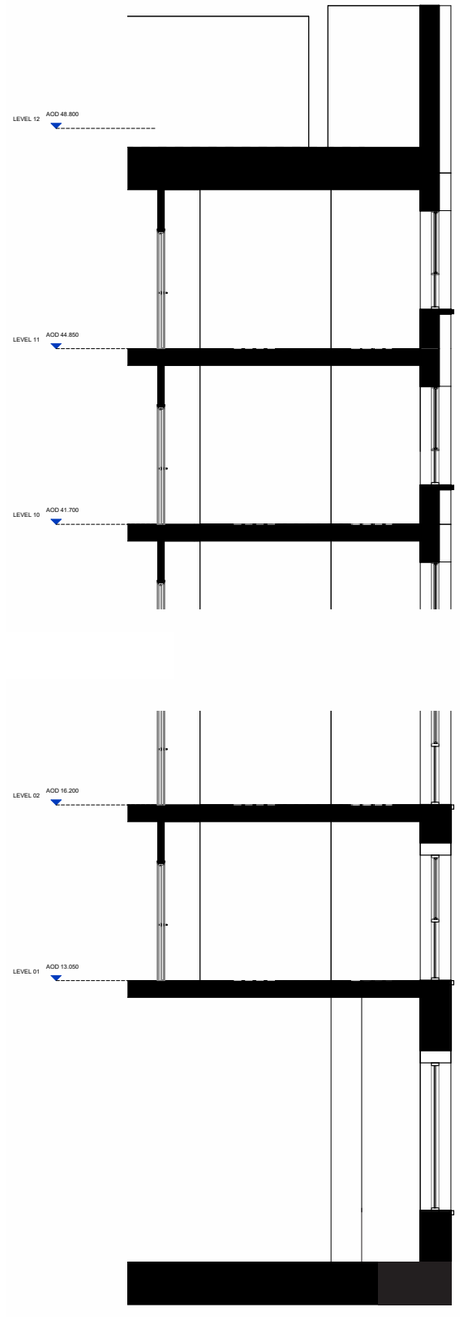
Bay elevation











1601

0 10 20 50 m

Building H

Overview

Social Rent

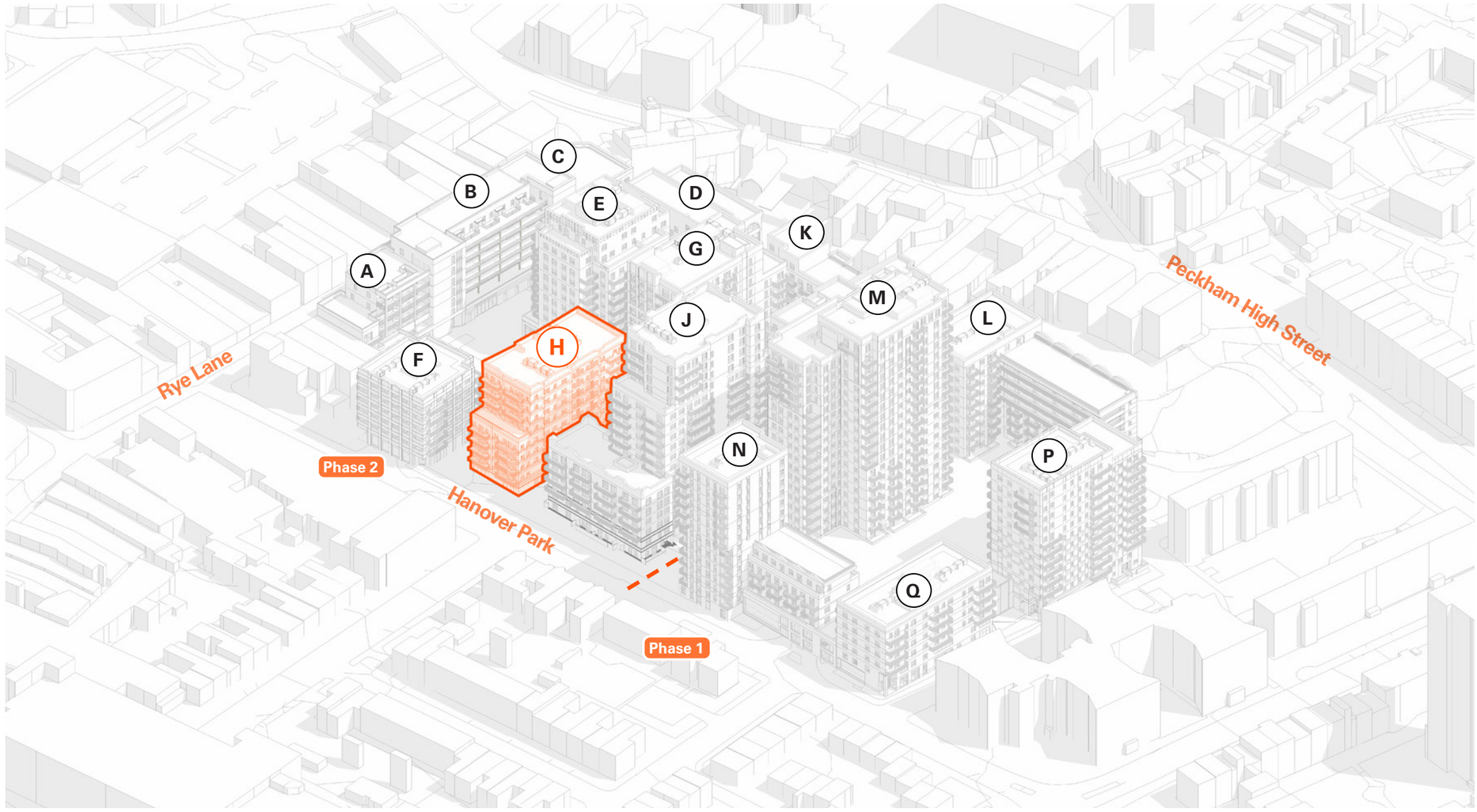
0	4
1B1P	1B2P
7	12
2B3P	2B4P
20	0
3B5P	3B6P

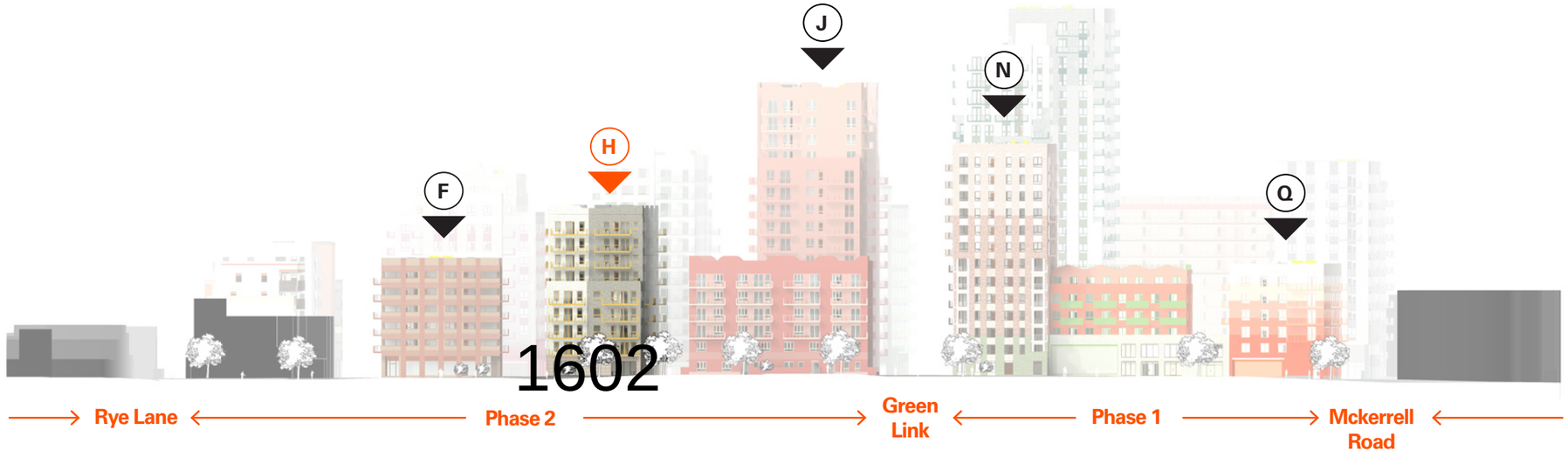
GIA

54,779 ft²
5,089 m²

You said: Unique Colours central to Peckham's character

We did: Each building is uniquely design to create an eclectic proposal







1603

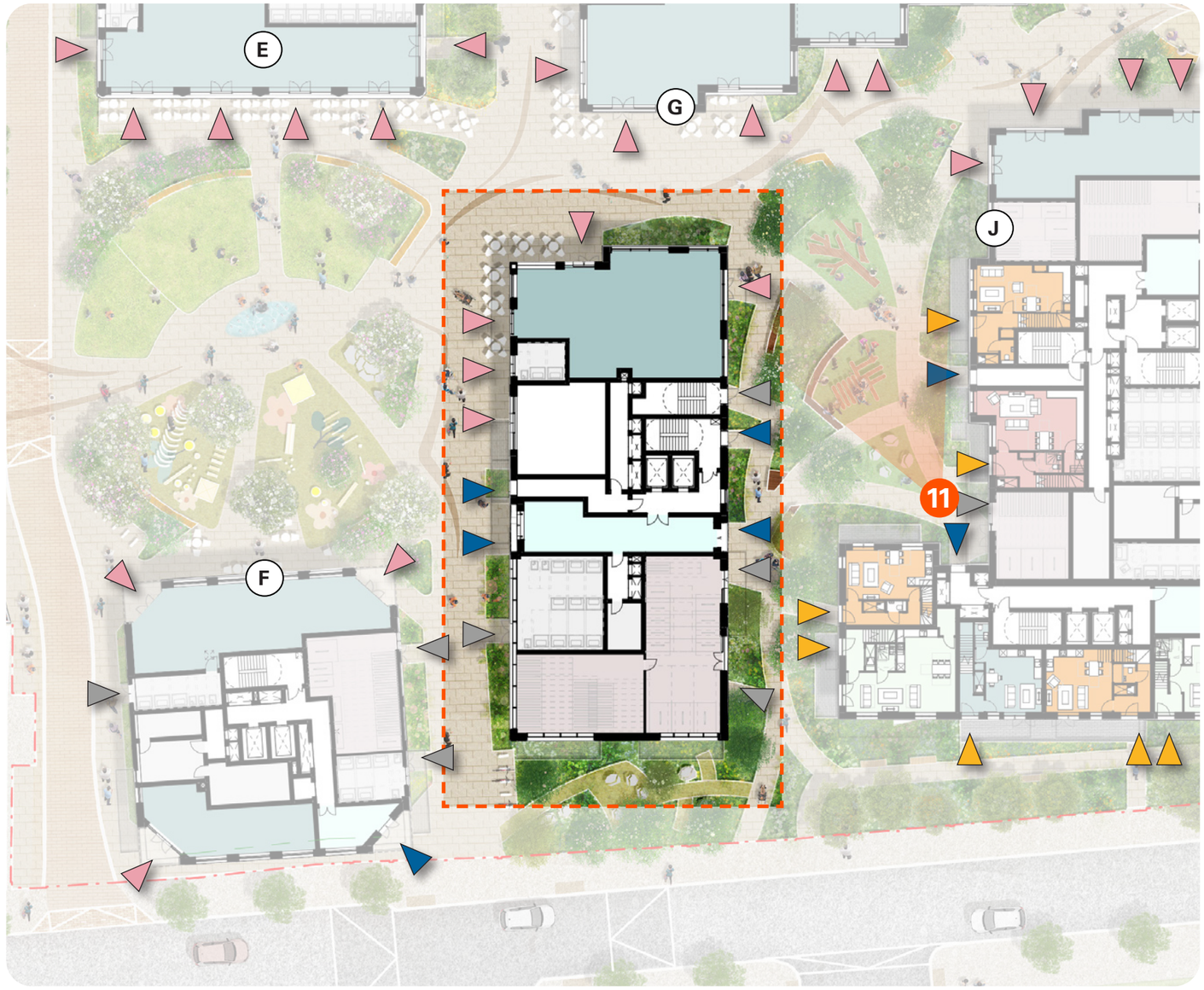
11 View north from the Discovery Garden

Building H

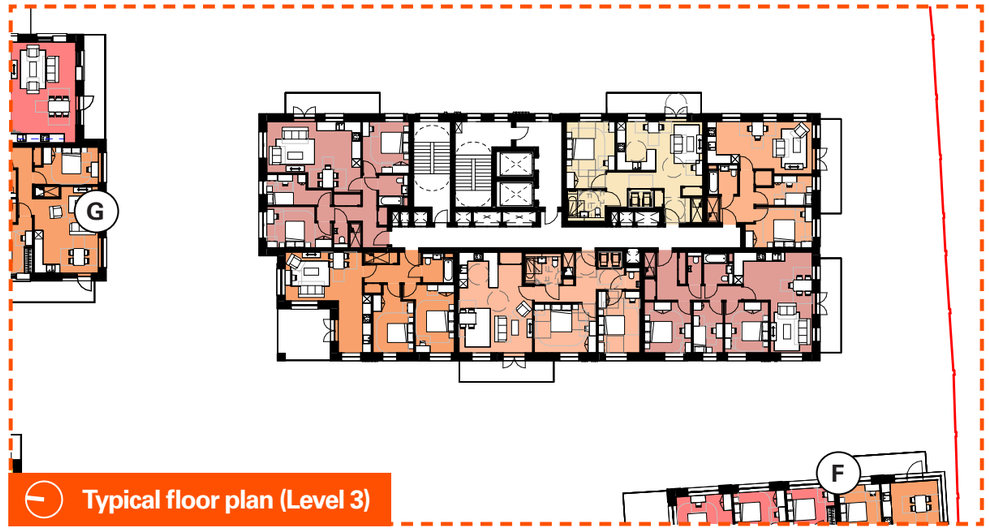
Floorplans

X Neighbouring building

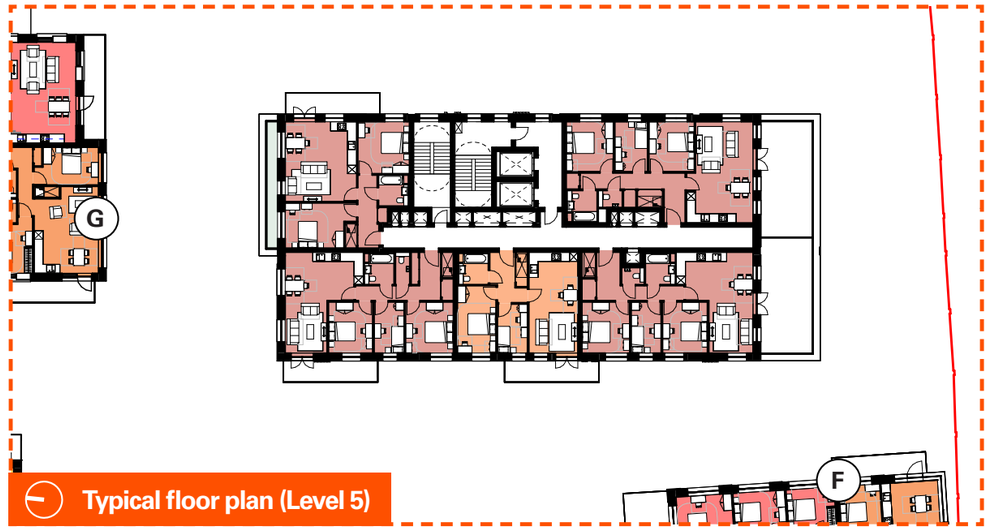
X Views



Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 5)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

- Entrance
- Shop floor
- Commercial

1604

Building H

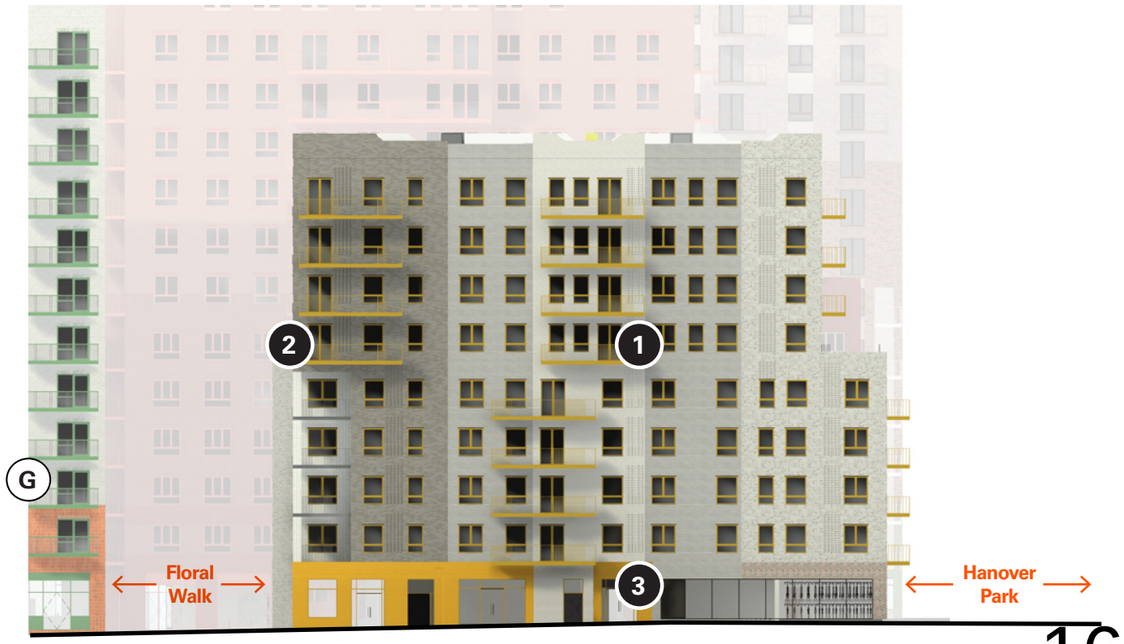
Elevations

0 1 2 3 4 5 10 m





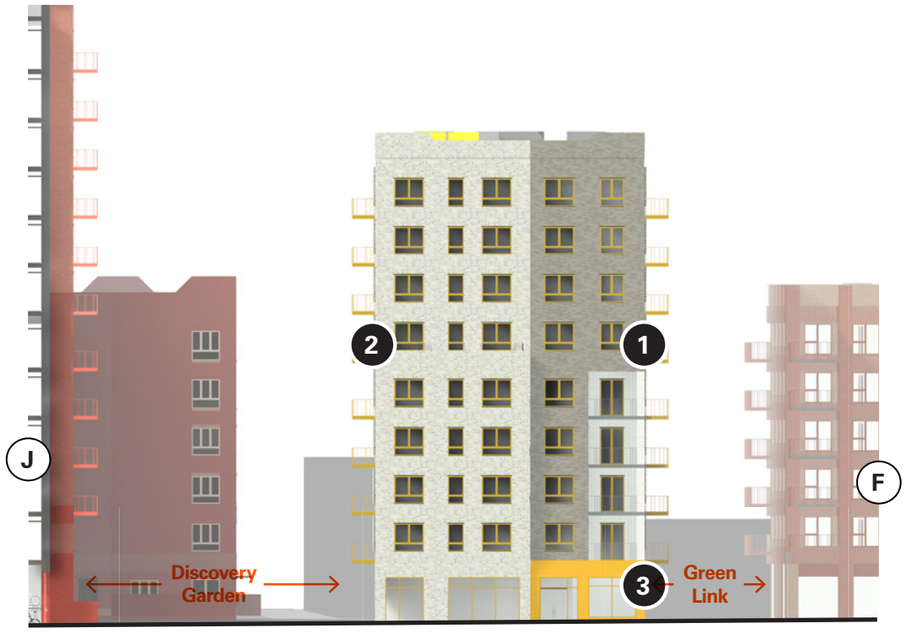
1 Discovery Garden elevation (East facing)



3 Aylesham Gardens elevation (West facing)



2 Hanover Park elevation (South facing)

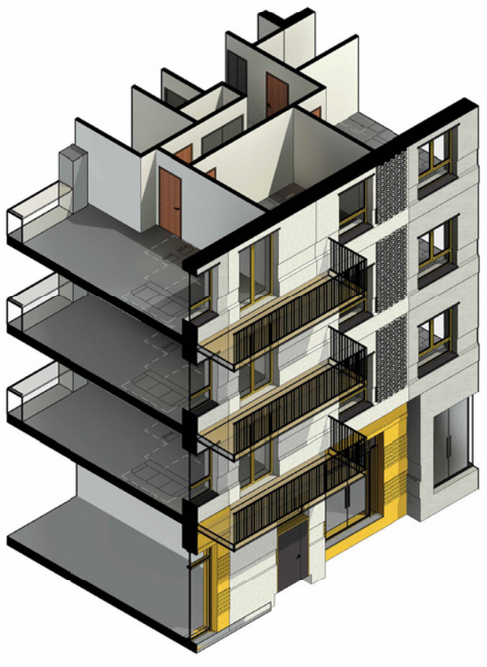


4 Floral Walk elevation (North facing)

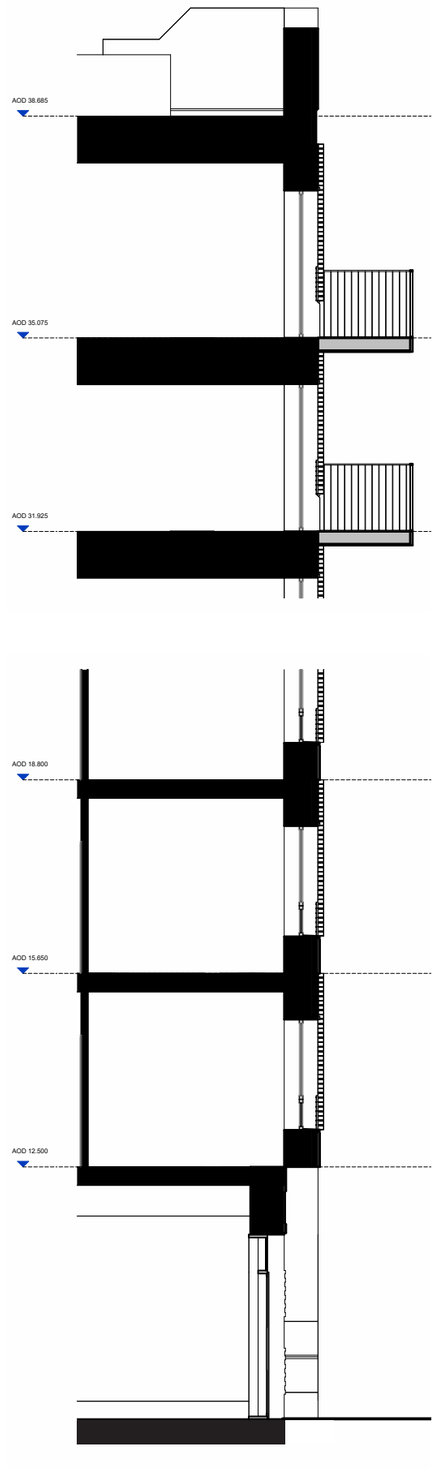
Building H

Bay elevation









1606 –

0 10 20 50 m

Building J

Overview

Market Sale *

16	54
1B1P	1B2P
1	39
2B3P	2B4P
0	19
3B5P	3B6P

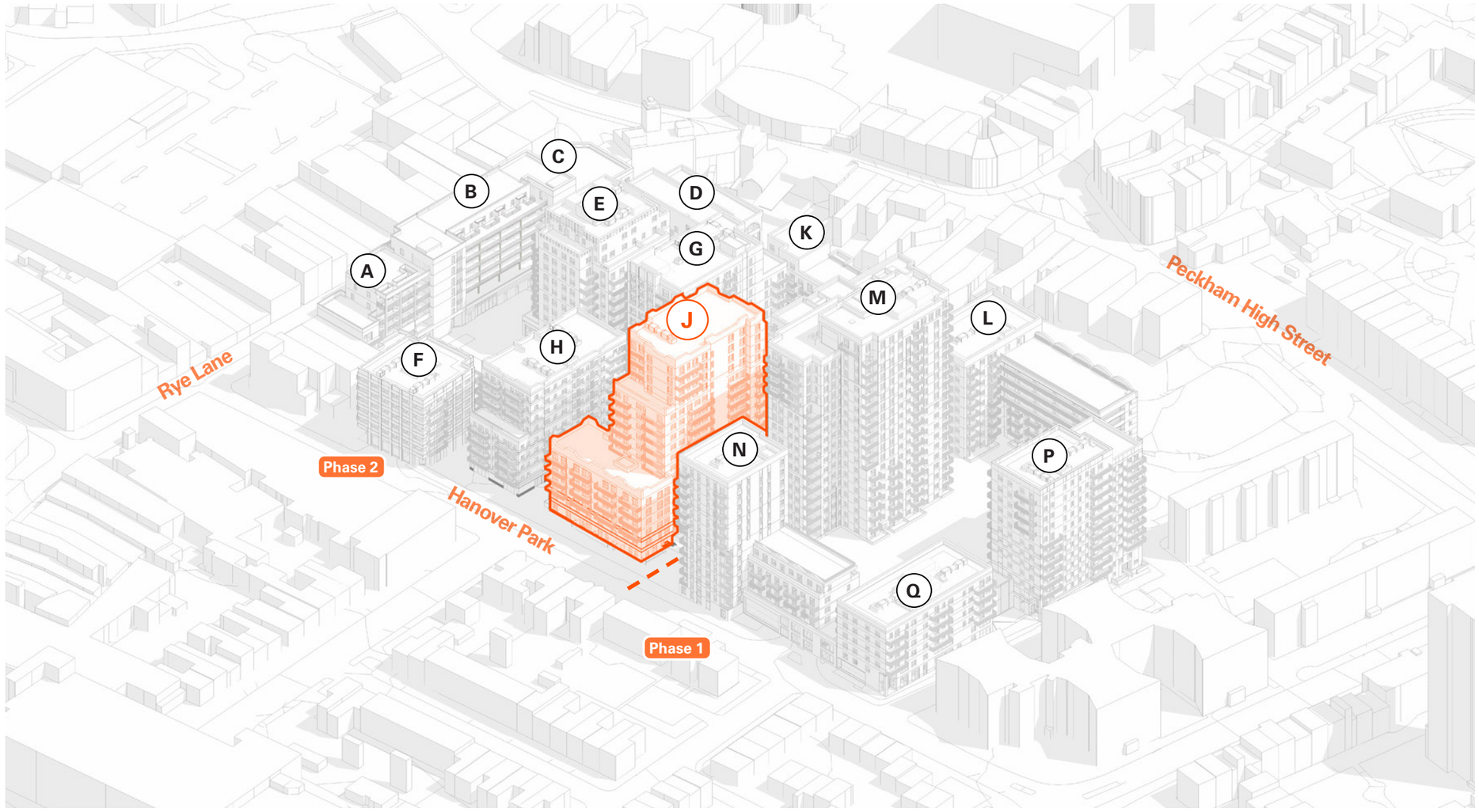
GIA

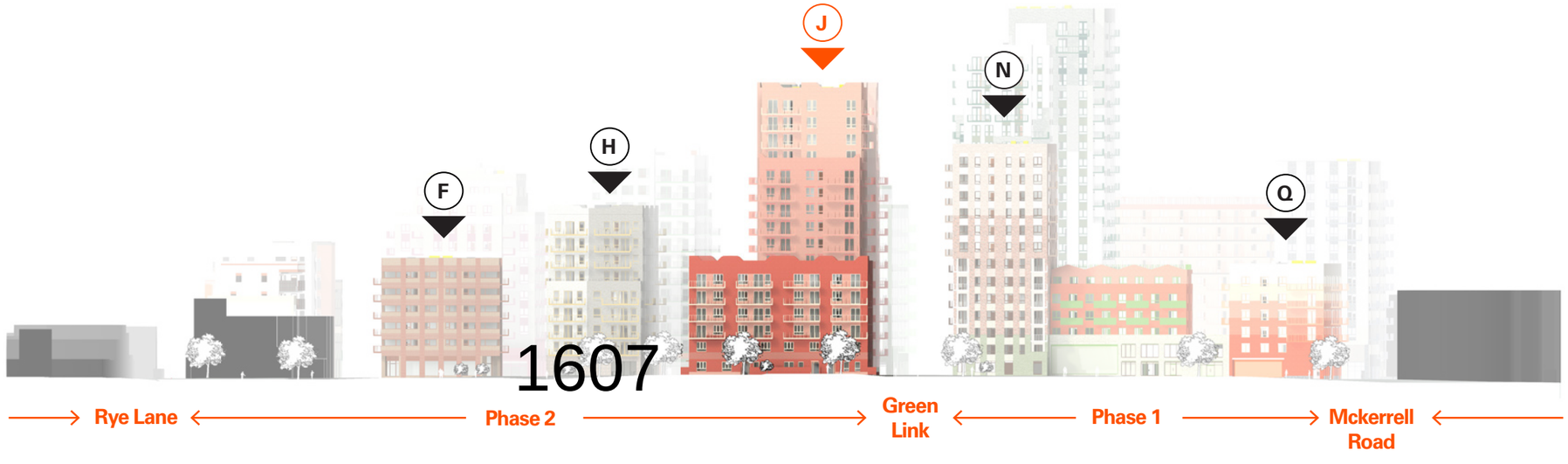
129,961 ft²
12,074 m²

*1 x 2B3P Intermediate

You said:
Atmosphere
Maintained sense of openness

We did: Building orientated to retain views of the sky







12 View north onto the Discovery Garden

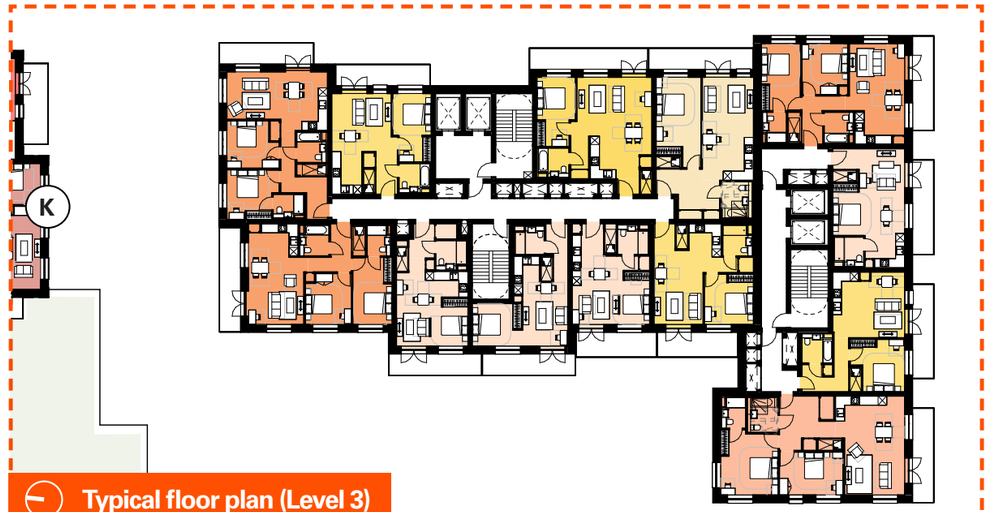
Building J

Floorplans

(X) Neighbouring building X Views



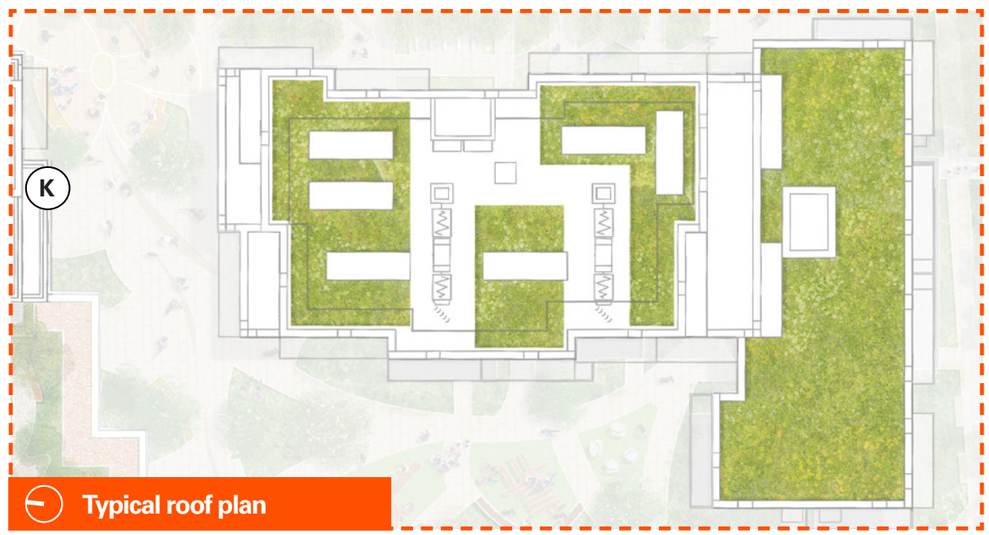
Ground floor plan



Typical floor plan (Level 3)



Typical floor plan (Level 7)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

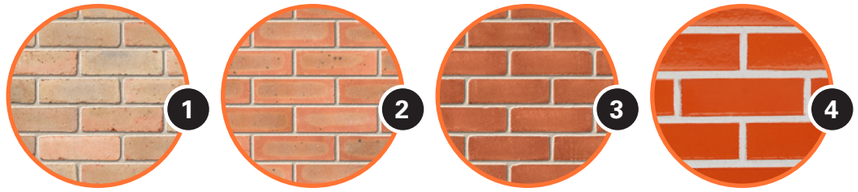
- Entrance
- Shop floor
- Commercial

1609

Building J

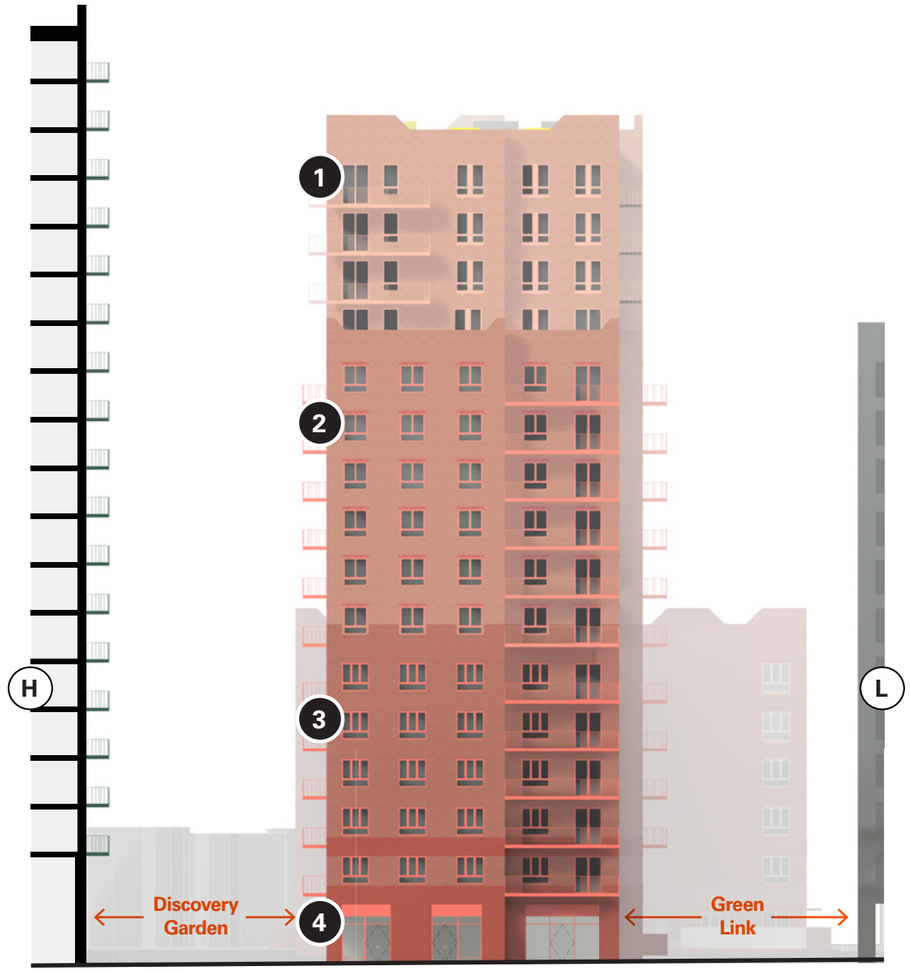
Elevations

0 1 2 3 4 5 10 m





1 Discovery Garden elevation (West facing)



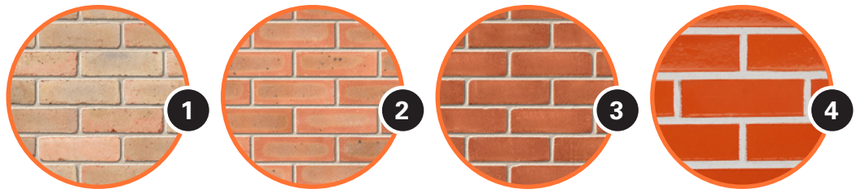
2 Floral Walk elevation (North facing)

1610

Building J

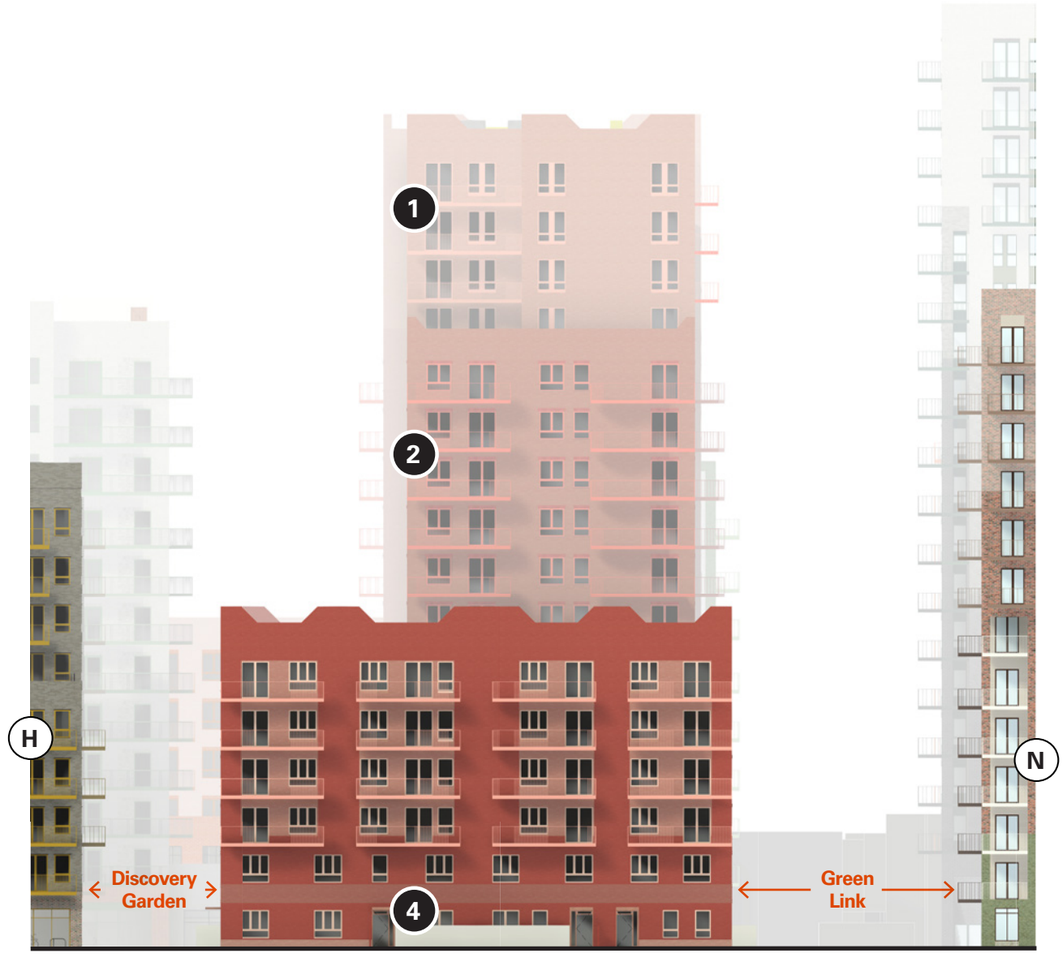
Elevations

0 1 2 3 4 5 10 m





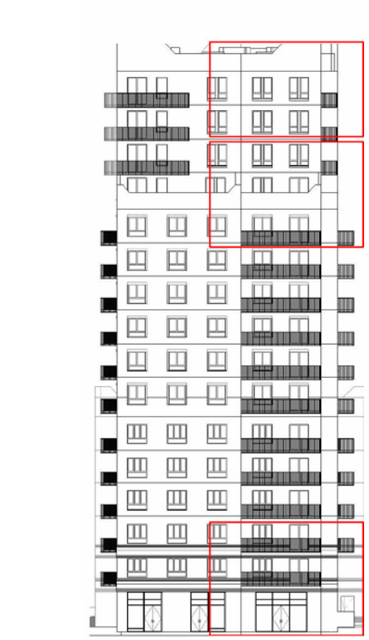
3 Green Link elevation (East facing)

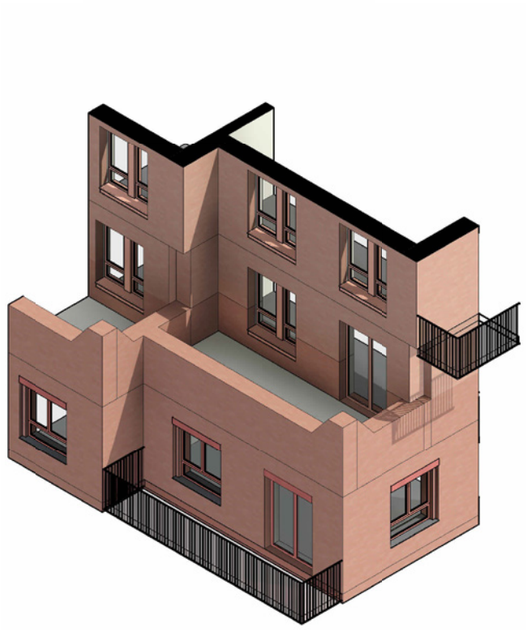


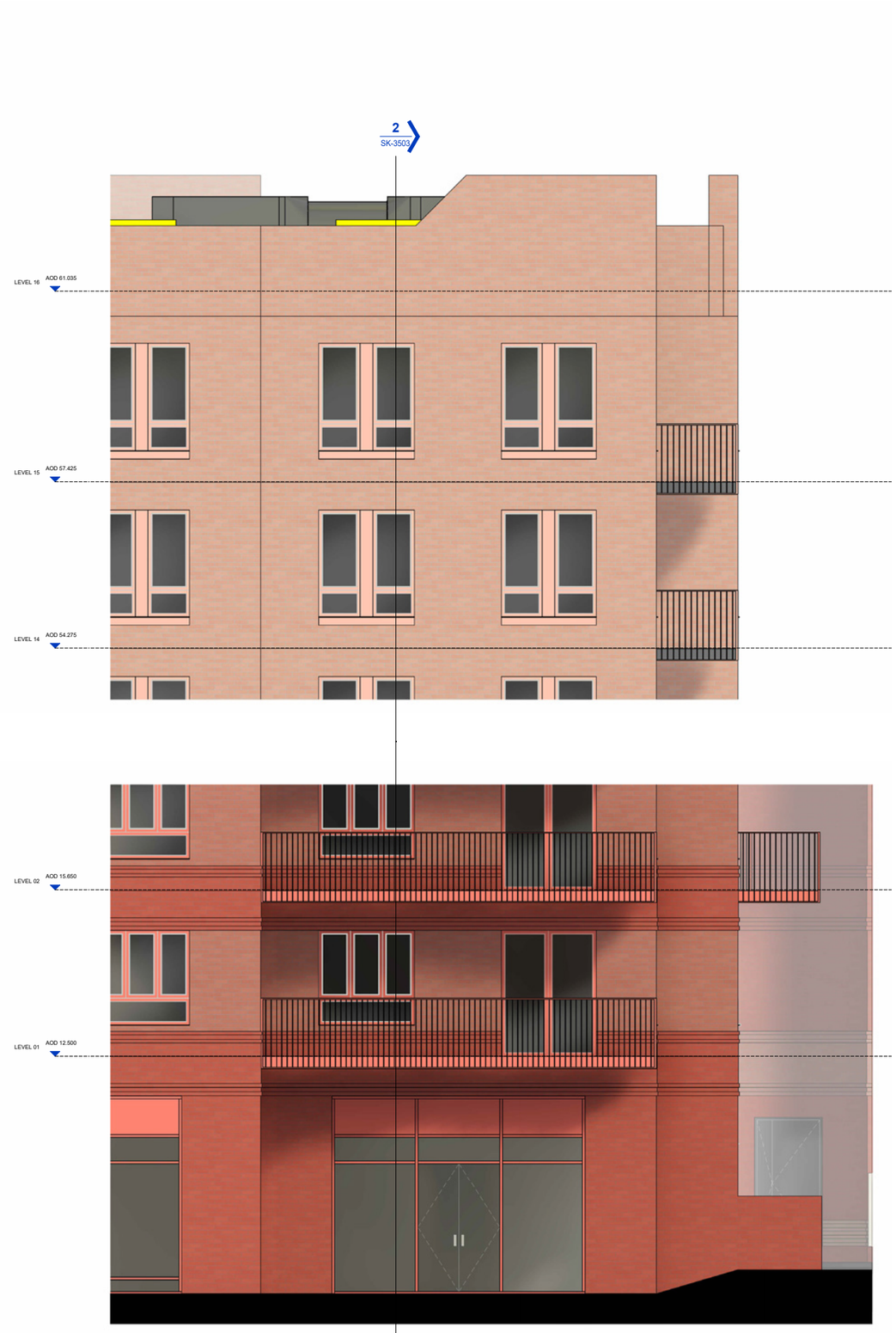
4 Hanover Park elevation (South facing)

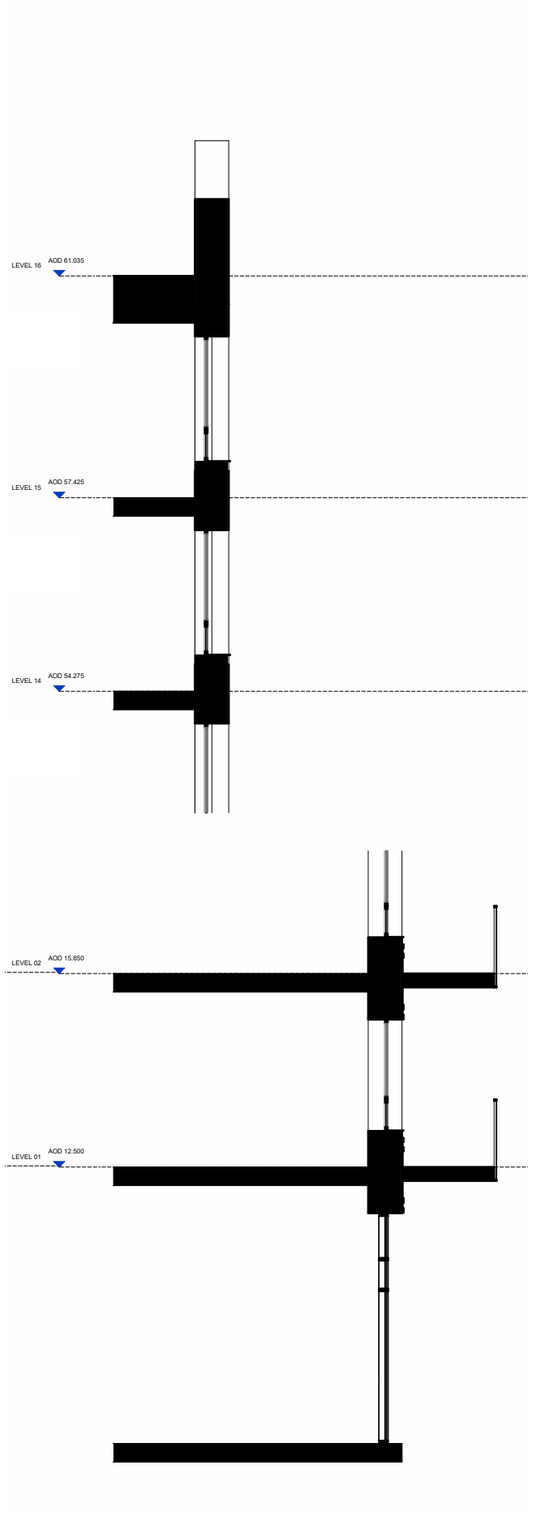
Building J

Bay elevation









0 10 20 50 m

Building K

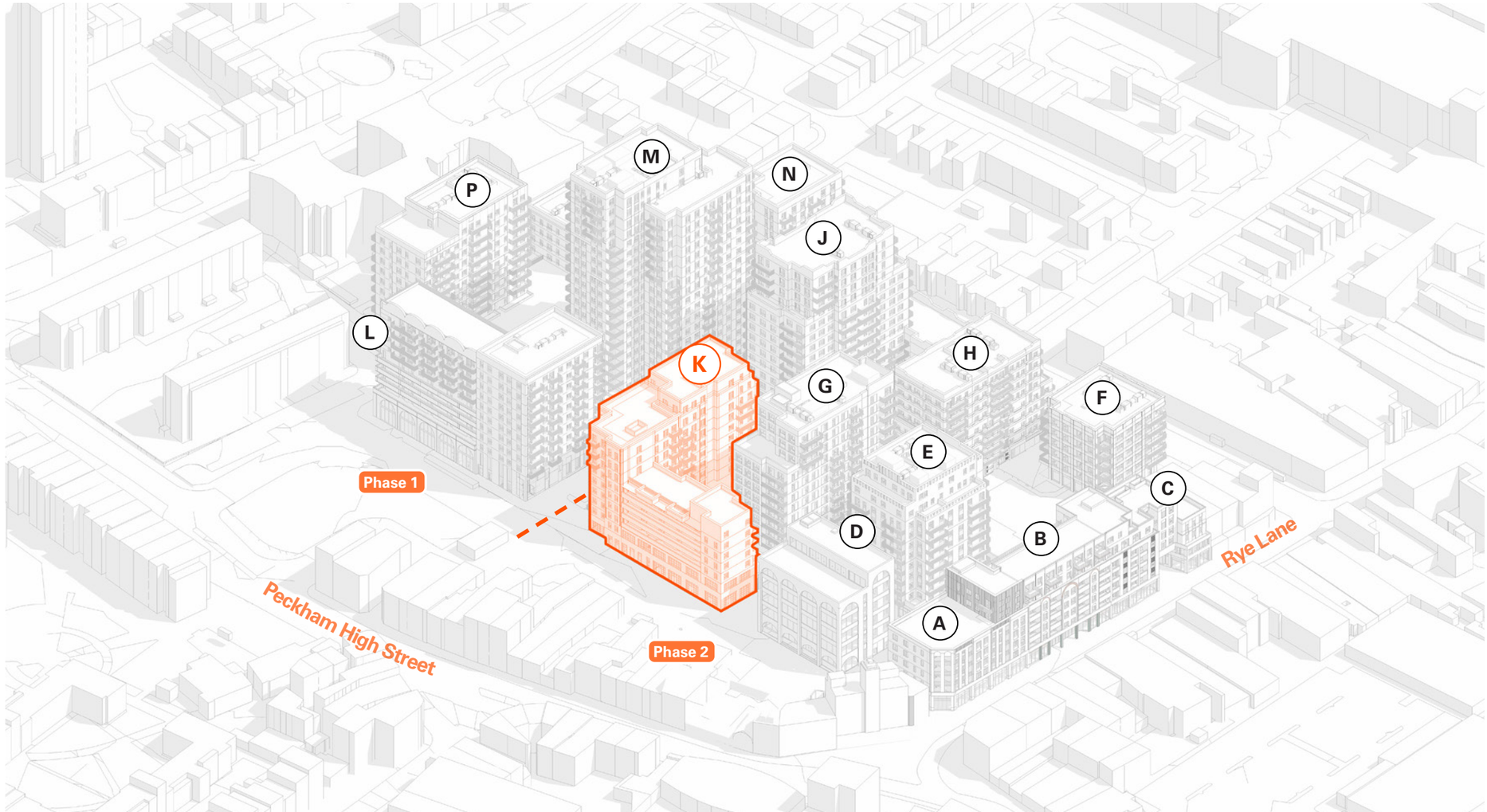
Overview

MRK / INT

8	30
1B1P	1B2P
14	16
2B3P	2B4P
7	10
3B5P	3B6P

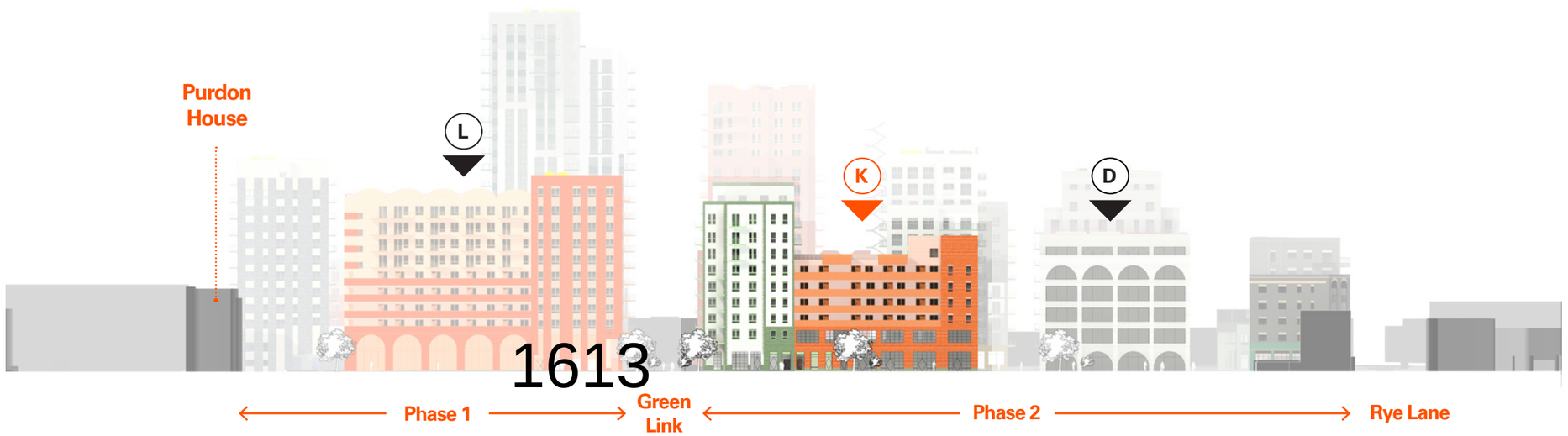
GIA

95,444 ft²
8,867 m²



You said: Unique Colours central to Peckham's character

We did: Each building is uniquely design to create an eclectic proposal





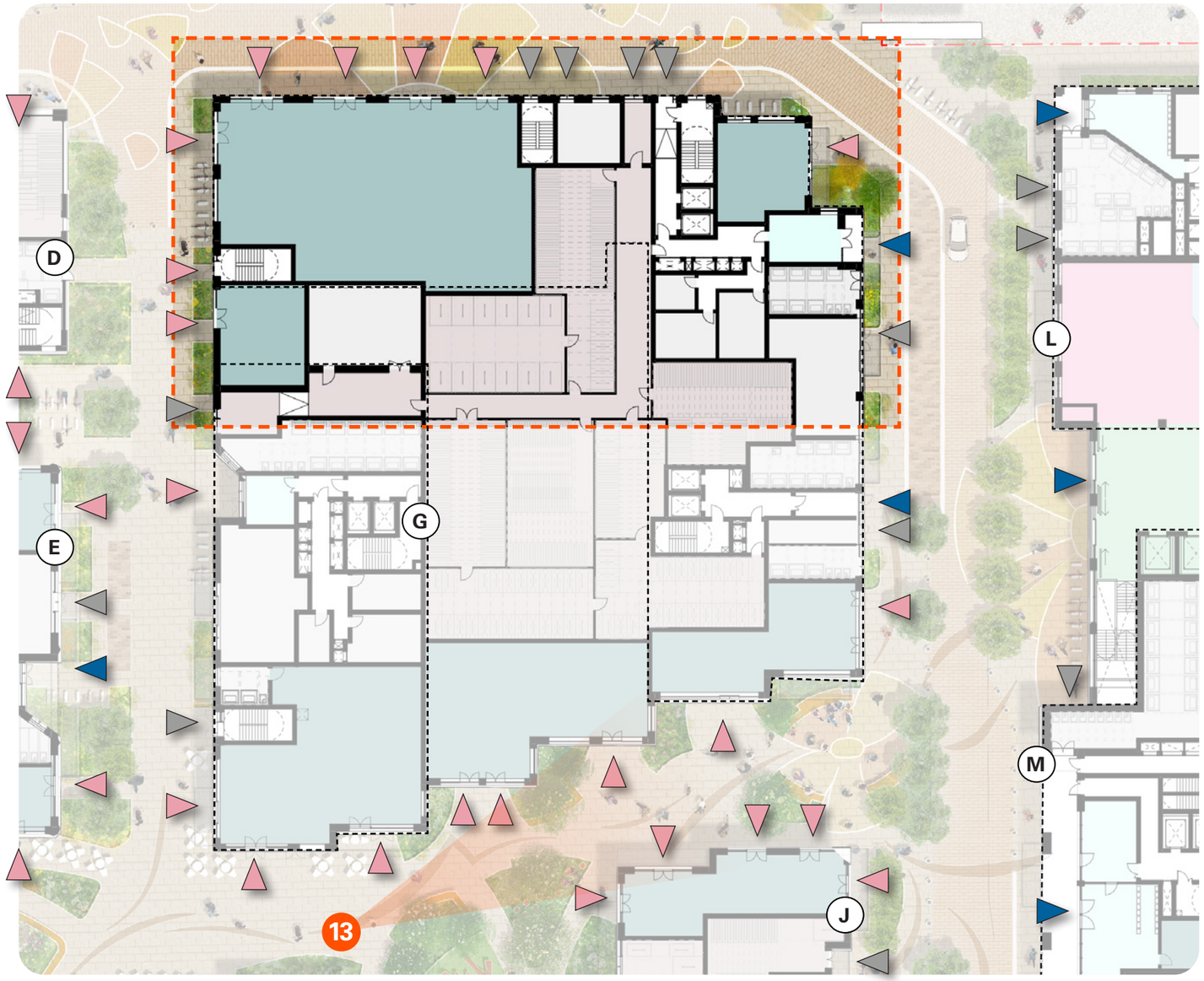
13 View east onto Floral Walk

Building K

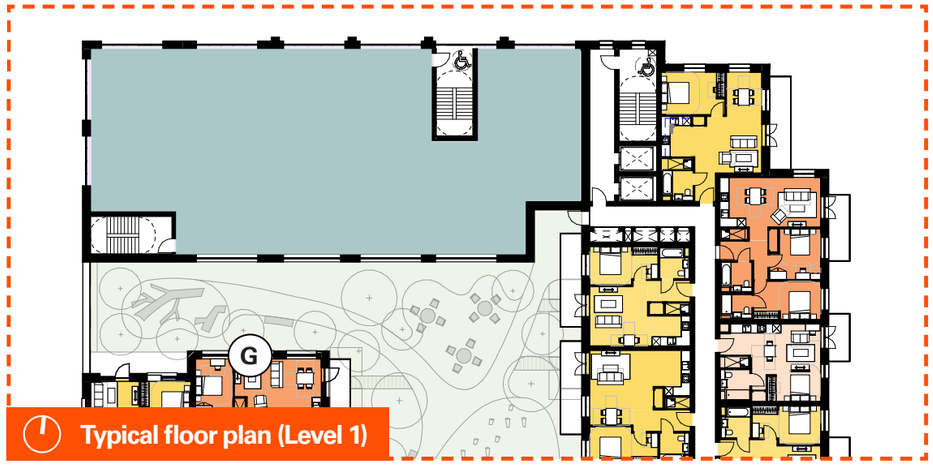
Floorplans

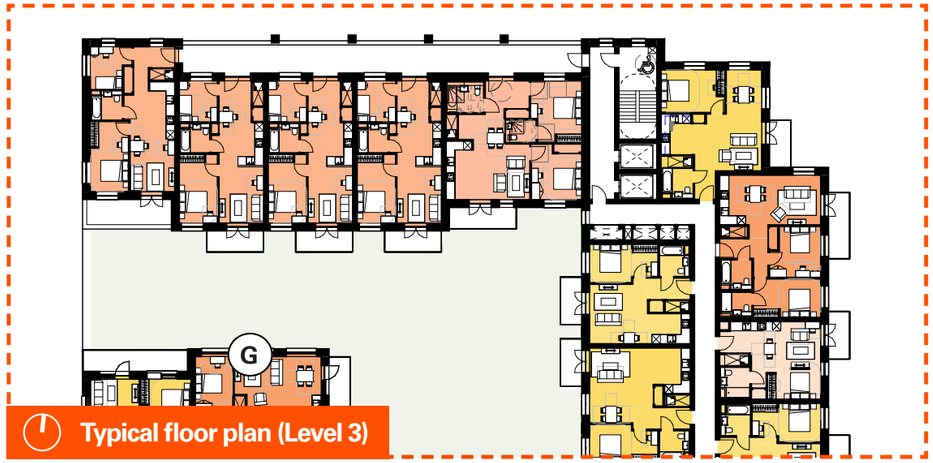
(X) Neighbouring building

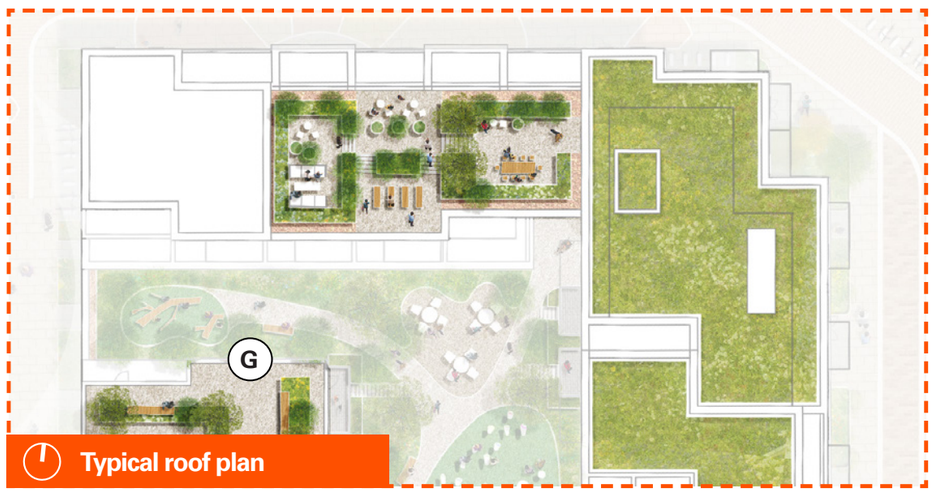
X Views



Ground floor plan







Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

- Entrance
- Shop floor
- Commercial

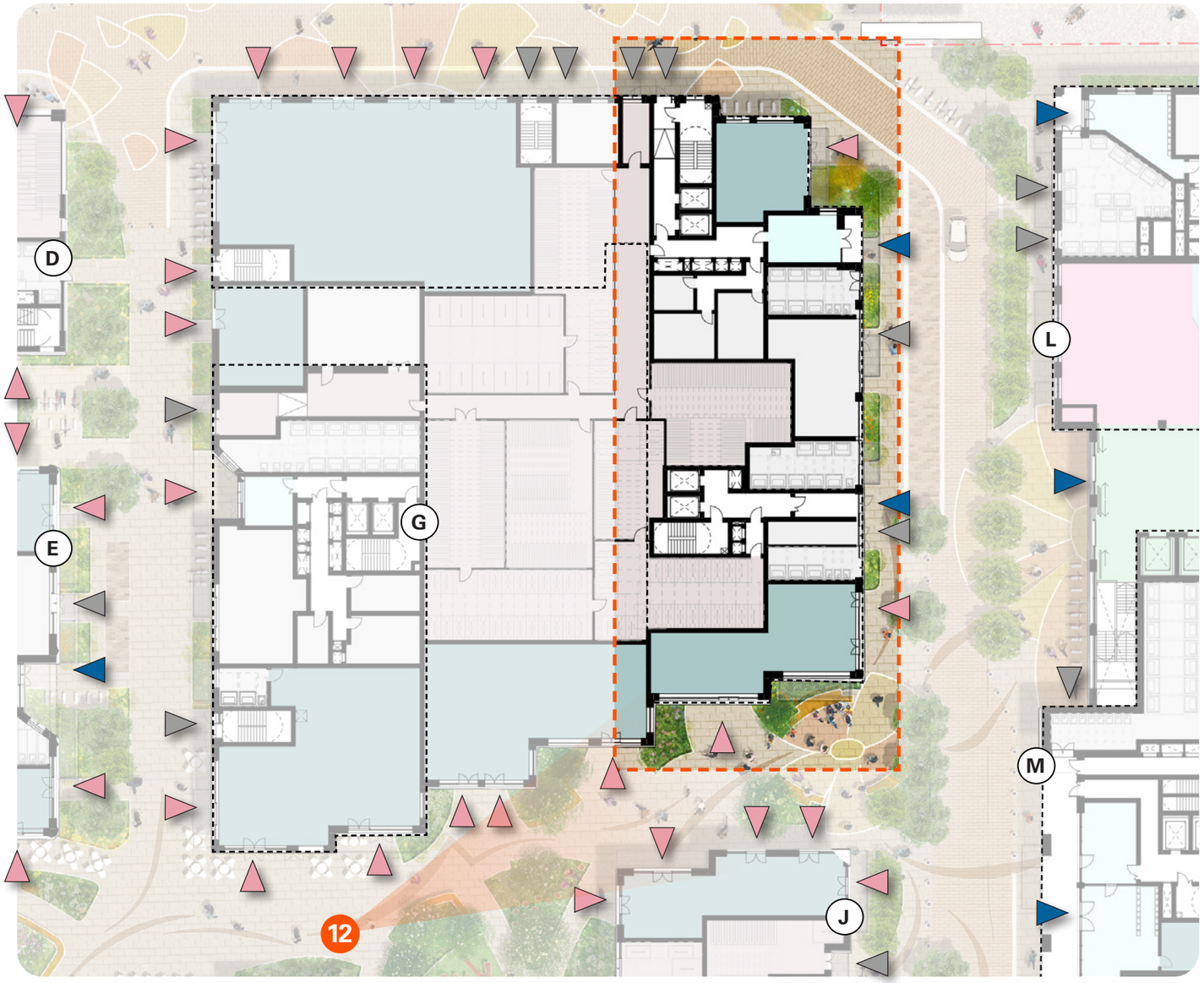
1615

Building K

Floorplans

X Neighbouring building

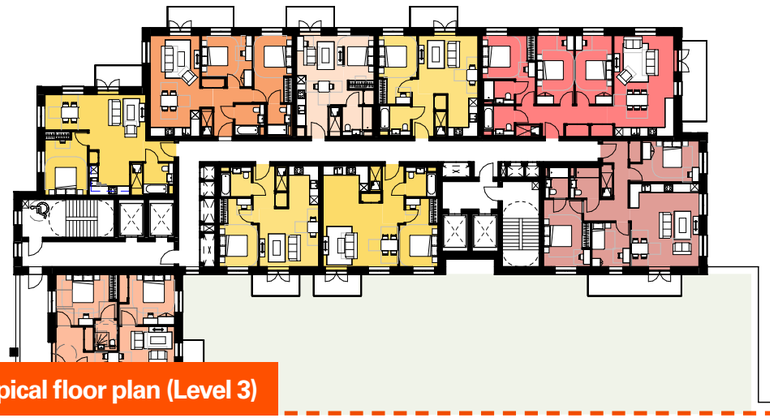
X Views



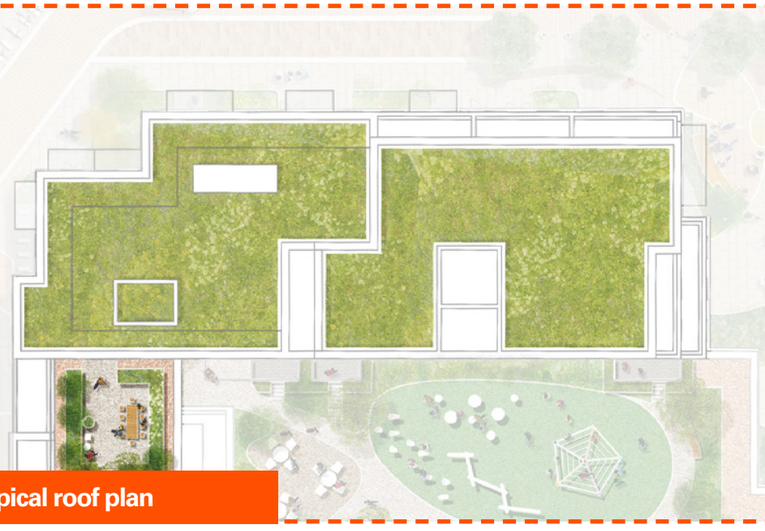
Ground floor plan



Typical floor plan (Level 1)



Typical floor plan (Level 3)



Typical roof plan

Entrances

- Residential (communal)
- Residential (private)
- Service / ancilliary

Residential

- 1 bed
- 2 bed
- 3 bed
- Lobby
- Cycle store
- Ancillary

Commercial

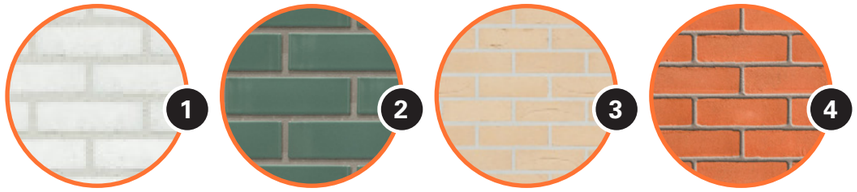
- Entrance
- Shop floor
- Commercial

1616

Building K

Elevations

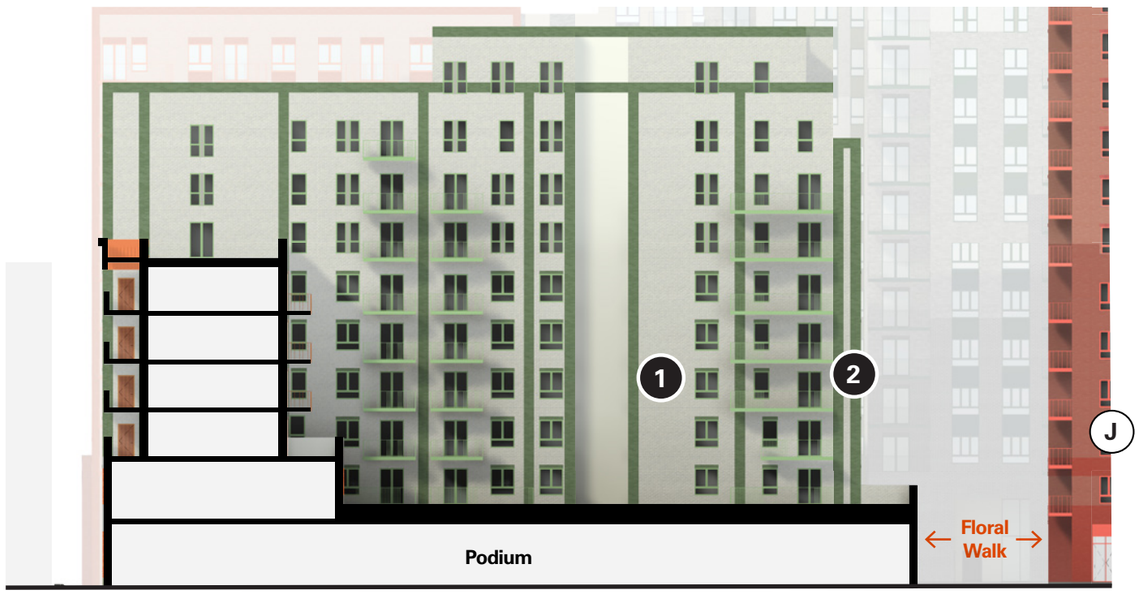
0 1 2 3 4 5 10 m







1 Aylesham Place elevation (East facing)



2 Floral Walk elevation (South facing)



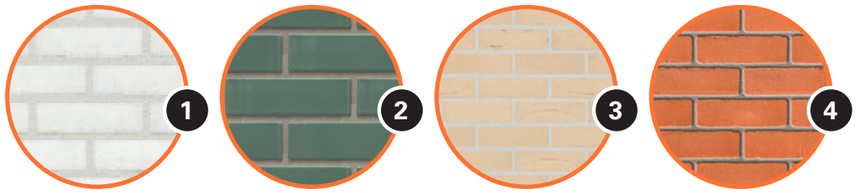
3 Podium elevation (West facing)

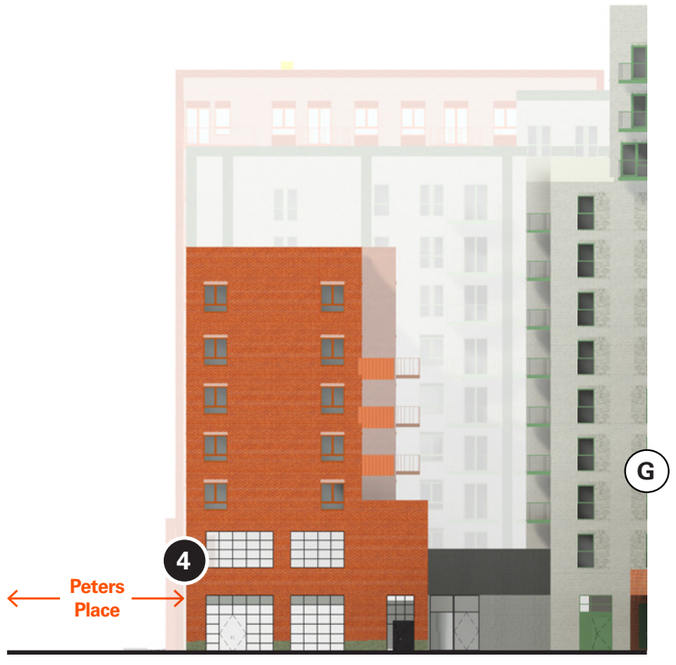
3 Peter's Place elevation (North facing)

Building K

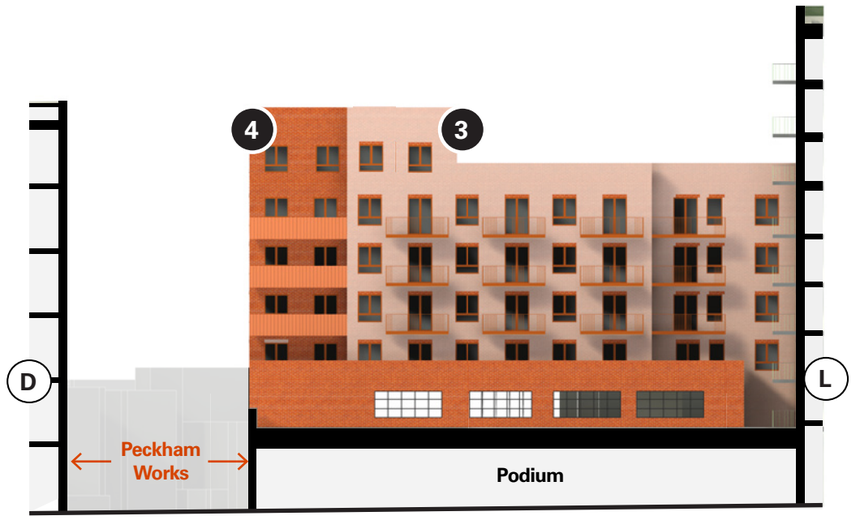
Elevations

0 1 2 3 4 5 10 m





1 Peckham Works elevation (West facing)

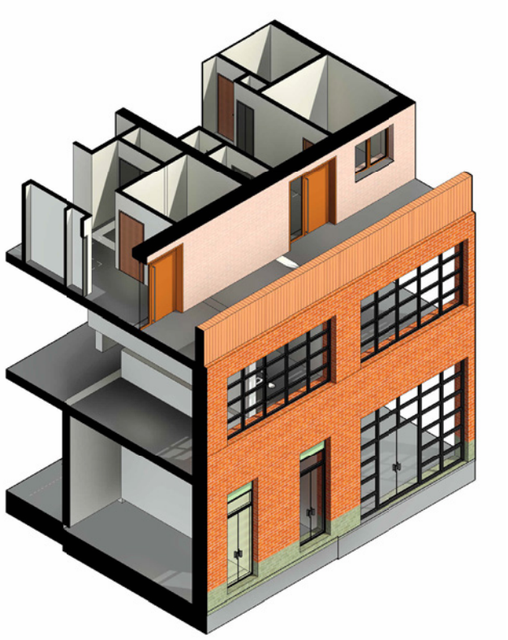


2 Podium elevation (South facing)

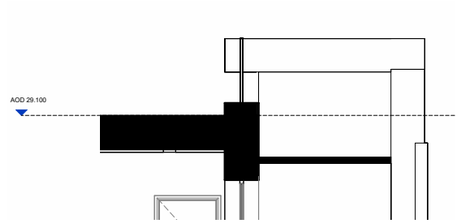
Building K

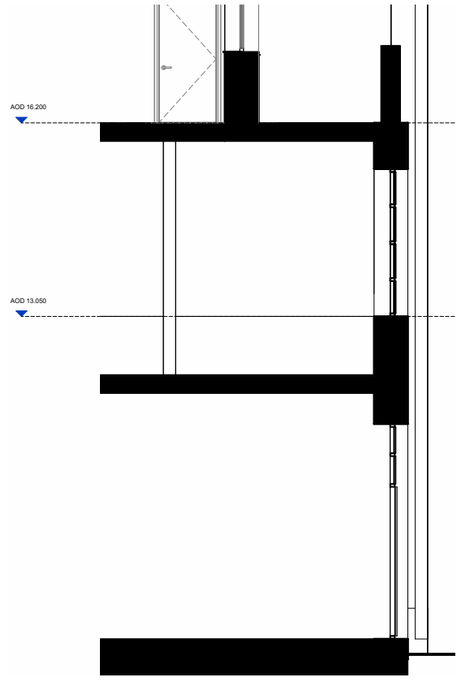
Bay elevation











Sustainability

4

1620

Sustainability

Overview

The key principles of project delivery which have formed the framework for the Sustainability Strategy for the proposed development are as follows:

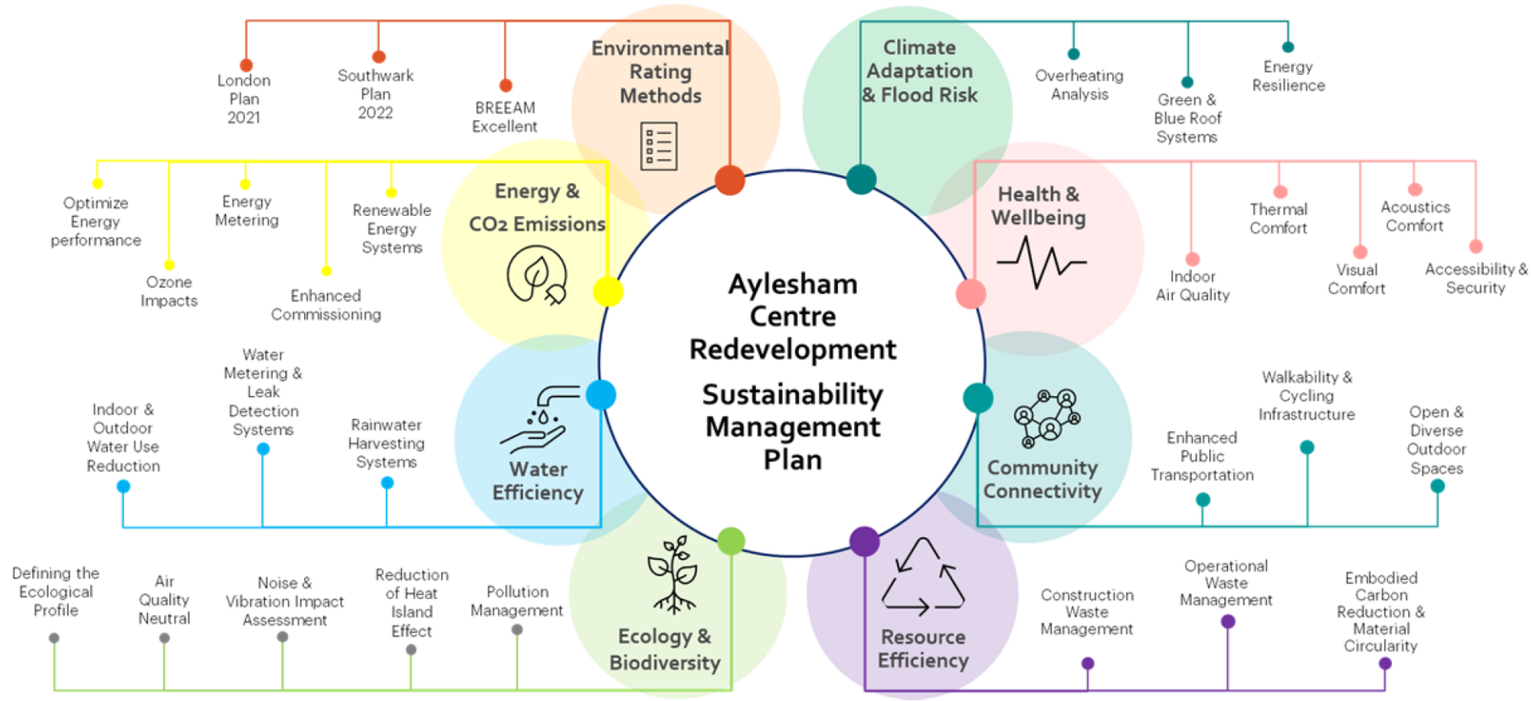
1.ENVIRONMENTAL RATING METHODS
2.ENERGY & CO_2 EMISSIONS
3.CLIMATE CHANGE ADAPTATION AND FLOOD RISK
4.WATER EFFICIENCY
5.MATERIALS
6.WASTE MANAGEMENT
7.POLLUTION MANAGEMENT
8.HEALTH & WELLBEING
9.ECOLOGY AND BIODIVERSITY
10.SUSTAINABLE TRANSPORT & ACCESS

These principles are assessed according to the local building regulations, planning requirements and the sustainability aspirations of the proposed development. These regulations and guidelines are considered as a benchmark for defining the context of the proposed development to establish the project specific sustainability KPIs and are presented as follows:

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

The delivery of the scheme which demonstrates engineering design excellence through sustainable practices is anticipated. T

The sustainability KPIs define specific actions which contribute to the delivery of best-in-practice, fit-for-purpose, and future-ready infrastructure which meets or exceeds sustainability aspirations of Berkeley Homes and is prepared for the imminent advancements in building regulation, design and technology.



Sustainability

Berkeley Homes goals

Communities

- Transforming underused, brownfield land into successful places, with a focus on large regeneration schemes.
- Excelling in development design and providing the right physical and social infrastructure.
- Calculating and maximising the value to society that our developments create over the long-term.
- Enabling thriving communities.

Climate Action

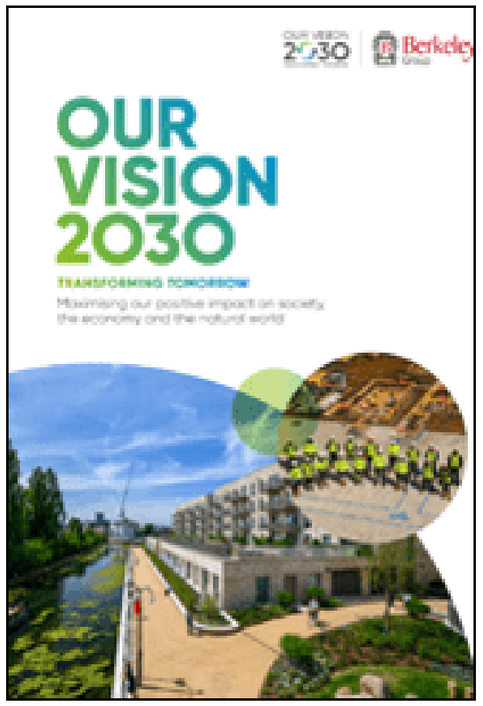
- Embodied carbon in materials and services
- Low carbon homes
- Low carbon construction sites
- Business and development resilience to climate change

Nature

- Achieving a biodiversity net gain of at least 10% on every development.
- Broadening our approach to environmental net gain, covering other topics such as water, flooding and air quality.

Supply Chain

- Implementing best practice procurement.

















Sustainability

BREEAM 'Excellent' Rating

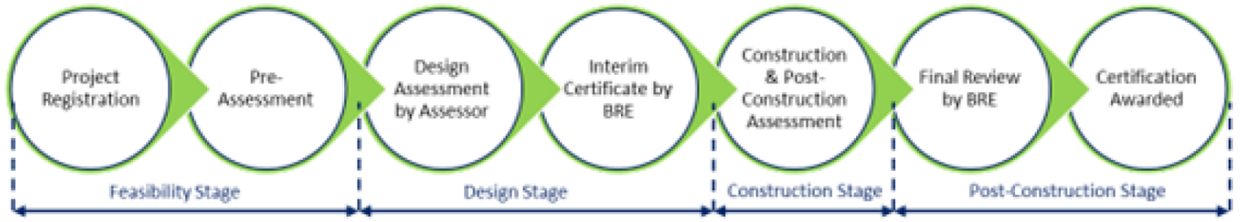
BREEAM 'Excellent' Rating targeted for all Retail, Commercial, Office and Leisure units within the masterplan development.

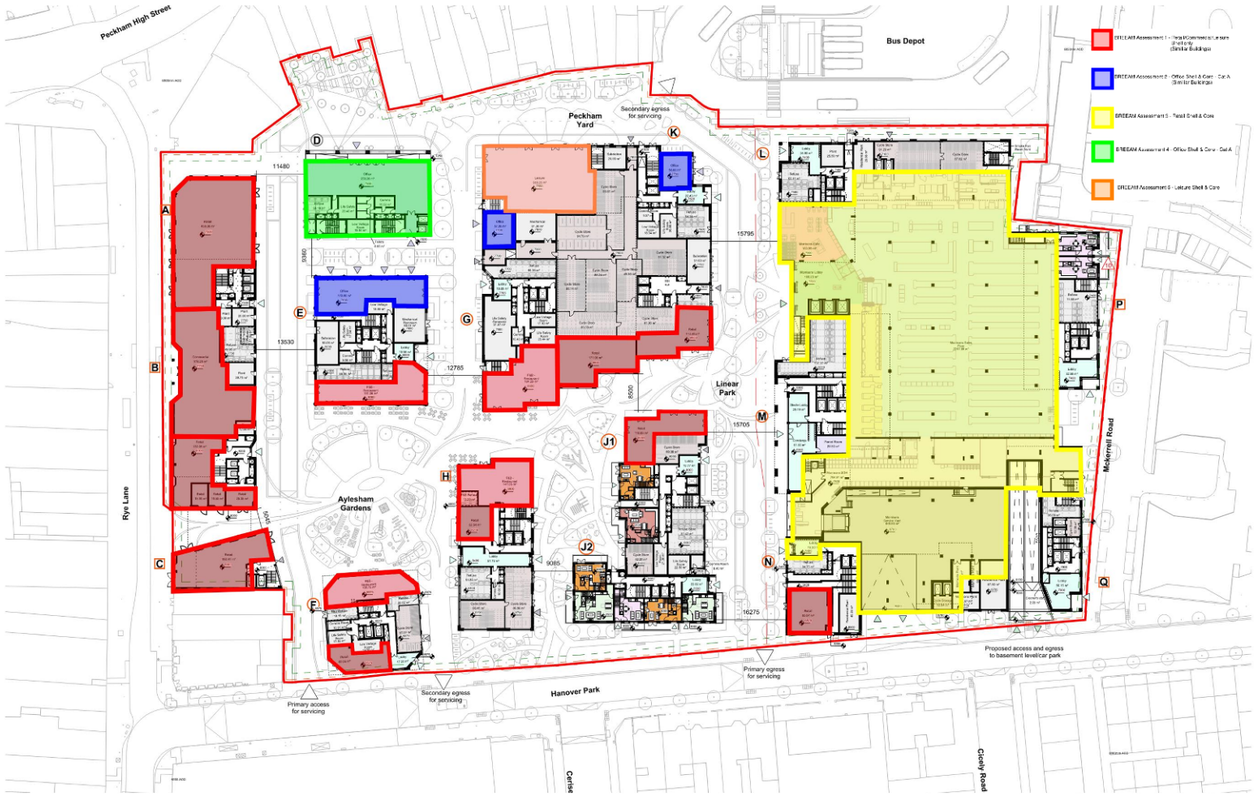
A range of different design approaches and analysis are undertaken to demonstrate compliance with the current targeted credits across the entire Aylesham Centre Masterplan.

The targeted certification rating is BREEAM 'Excellent' which aligns with the requirements of the Sustainability Statement which is being prepared as part of planning including:

- **London Plan (2021) Policy SI5 Water Infrastructure** - Development proposals must achieve at least BREEAM Excellent Standard for the Wat 01 - Water Category or equivalent. This requires a minimum of 12.5% reduction over the baseline defined.

- **LBS Local Plan (2022) P69 Sustainability Standards** - Development must achieve a BREEAM rating of 'Excellent' for non-residential development.



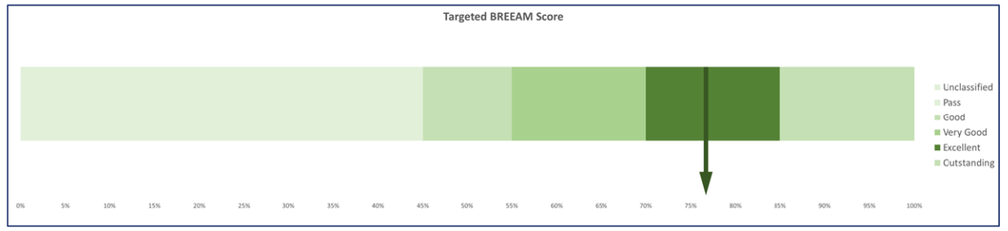


Sustainability

BREEAM 'Excellent' Rating

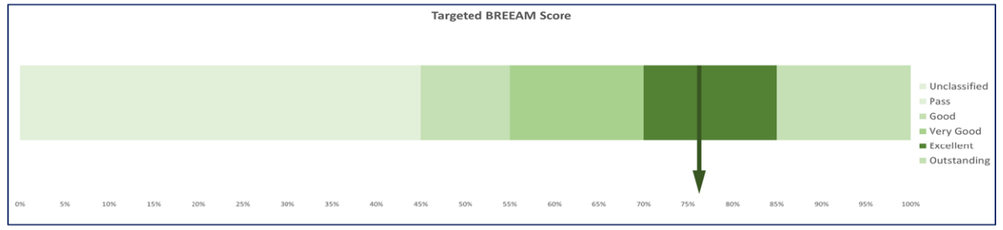
The BREEAM pre-assessment report provides a summary of the indicative performance of the proposed development against BREEAM NC V6 and the credit/performance requirements which the team shall target and implement to achieve this. Each discipline has been engaged in the compilation of BREEAM evidence and the integration of the targeted credits has been confirmed. Based on confirmation of feasibility with the Design team and the client, the following scoring scenarios are calculated as follows to achieve the 'Excellent' Rating target:

Targeted BREEAM Rating	≥
Outstanding	85%
Excellent	70%
Very Good	55%
Good	45%
Pass	30%
Unclassified	0%



Category	Shell Only Available Credits	Original Targeted Credits	Update to Current Scorecard: Current Targeted	Currenet Potential	Current Removed	BRE Score Weighting	Pre-assessment Targeted Score	Pre-assessment Potential Score
Management	15	14	14	15	0	12.0%	11.2%	12.0%
Health & Wellbeing	8	5	4	7	1	7.0%	3.5%	6.1%
Energy	13	10	10	10	0	9.5%	7.3%	7.3%
Transport	12	12	12	12	0	14.5%	14.5%	14.5%
Water	3	2	2	2	0	2.0%	1.3%	1.3%
Materials	14	7	7	10	0	22.0%	11.0%	15.7%
Waste	10	9	9	9	0	8.0%	7.2%	7.2%
Landuse & Ecology	13	7	7	8	0	19.0%	10.2%	11.7%
Pollution	6	6	6	6	0	6.0%	6.0%	6.0%
Innovation	10	2	4	4	0	10.0%	4.0%	4.0%
	104	74	75	83	1	110%	76.3%	85.9%

Targeted BREEAM Rating	≥
Outstanding	85%
Excellent	70%
Very Good	55%
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Pass	30%
Unclassified	0%



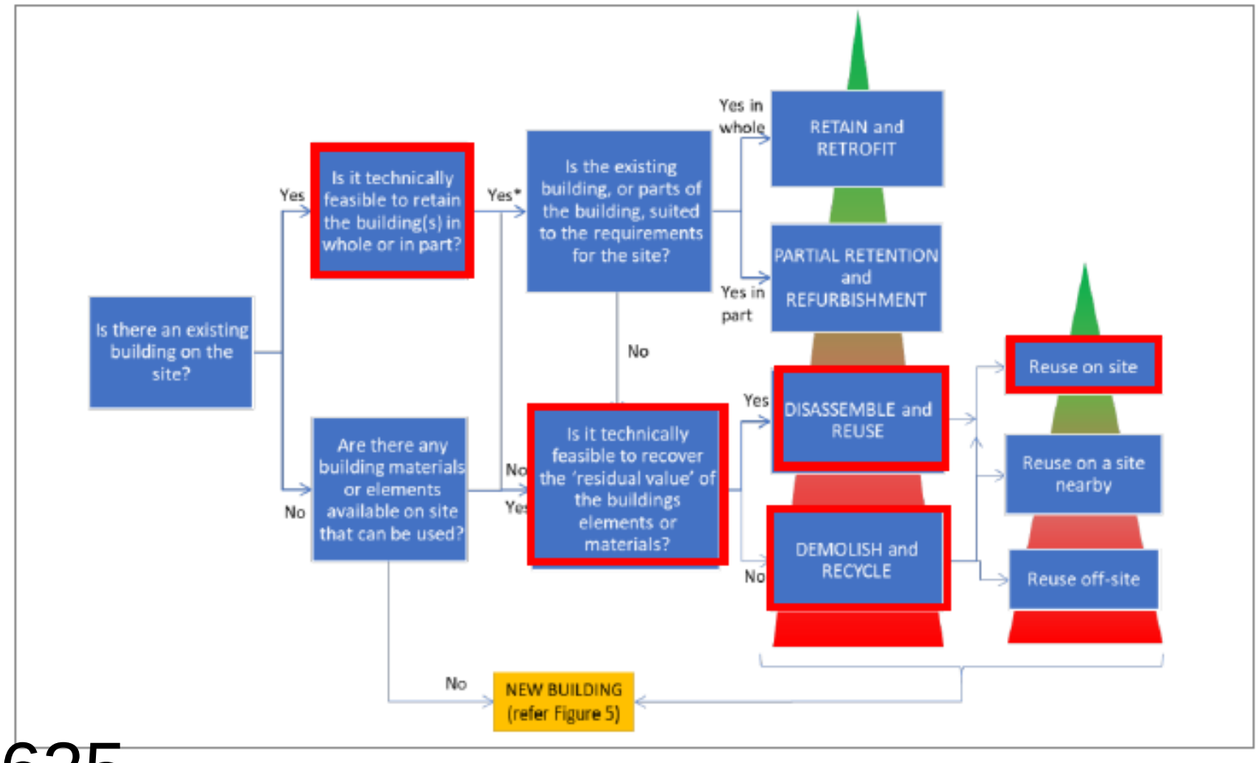
Category	Shell & Core Available Credits	Original Targeted Credits	Current Scorecard: Current Targeted	Current Potential	Current Removed	BRE Score Weighting	Pre-assessment Targeted Score	Pre-assessment Potential Score
Management	18	17	17	18	0	11.0%	10.4%	11.0%
Health & Wellbeing	12	8	7	7	1	8.0%	4.7%	4.7%
Energy	24	15	15	15	0	14.0%	8.8%	8.8%
Transport	12	12	12	12	0	11.5%	11.5%	11.5%
Water	9	7	7	7	0	7.0%	5.4%	5.4%
Materials	14	7	7	10	0	17.5%	8.8%	12.5%
Waste	11	9	9	10	0	7.0%	5.7%	6.4%
Landuse & Ecology	13	7	8	15	0	15.0%	9.2%	17.3%
Pollution	12	11	11	12	0	9.0%	8.3%	9.0%
Innovation	10	2	4	4	0	10.0%	4.0%	4.0%
	135	95	97	110	1	110%	76.7%	90.5%

Sustainability

Circular economy

- The six circular economy (CE) principles have formed a fundamental part of the building design process.
- Summary of the waste targets on the right, the site is policy compliant with all of them.
- GLA decision tree has been used to determine the most appropriate design approach for the scheme, on the adjacent diagram.

Circular Economy Targets	Target aiming for (%)	Policy Compliant?	Exceeds Policy?
Demolition waste (where found)	95%	✓	-
Excavation waste materials	95%	✓	-
Construction waste materials	95%	✓	-
Municipal waste – residential (by 2030)	65%	✓	-
Municipal waste – non-residential (by 2030)	75%	✓	-
Recycled content of new materials	20%	✓	-



Sustainability

Circular economy

Following measures implemented across the design:

- **Pre demolition audit** was undertaken which confirmed 100% of concrete and brick and 25% of bituminous materials (including asphalt) will be recycled on-site i.e., it will be crushed and used as infill material or material for creating pile mats.
- **Lean design approach** will be taken through the use of bespoke slab reinforcement within the building.
- The project Architects undertook an early-stage façade options study to determine which façade treatment would be most appropriate in terms of character, diversity, circular economy and sustainability.
- Structural engineers have investigated the use of low carbon structures wherever possible.
- All brick details to be standardised to one or one and half bricks to prevent cutting and wastage. It is proposed that all window positions and openings are to be designed around standard brick dimensions.
- All external furniture will be robust, require low maintenance and be able to tolerate the demands of the public environment. Timber will be used to create a tactile and comfortable surface.
- All partitions have been designed as lightweight and can be removed in future if there is a requirement for a change in layout or function to this area. The building services design has also been designed to account for this potential change future use.
- Proposed use of high cement replacement concrete mixes for structural elements and possibly zero cement mixes where appropriate.

Energy strategy

Whole-life carbon

Assessment undertaken using One Click LCA and includes all materials within the development. Preliminary results as follows

	Project kg CO_2/m^2	WLC Benchmark	Aspirational Benchmark
Modules A1 – A5	**511 kg CO_2e/ m^2 GIA**	<850 kg CO_2e/ m^2 GIA	<500 kg CO_2e/ m^2 GIA
Modules B – C (excluding B6 and B7)	**220 kg CO_2e/ m^2 GIA**	<350 kg CO_2e/ m^2 GIA	<300 kg CO_2e/ m^2 GIA
Total (excluding B6 and B7)	**721 kg CO_2e/ m^2 GIA**	<1,200 kg CO_2e/ m^2 GIA	<800 kg CO_2e/ m^2 GIA
Total (including B6 and B7)	**1,115 kg CO_2e/ m^2 GIA**		

Energy strategy

Heating and cooling

Residential

- Fully electric ASHP/WSHP System
- 72% on site reduction Part L 2021 requirements
- 10% improvement on Building Regulations
- ASHPs located on roof
- WSHPs located within GF plant room
- WSHP generate heating & hot water for apartments
- WSHP generate cooling for ancillary spaces

Commercial

- Fully electric
- ASHPs located on roof
- WSHPs located within GF plant room
- WSHP generate heating & hot water for apartments
- WSHP generate cooling for ancillary spaces



Sustainability

Energy strategy

Be Lean - Minimise Energy Demand

Optimise the thermal performance for the building fabric.

High efficiency LED lighting will be considered for installation throughout the design where appropriate.

Integration of heat recovery systems on ventilation systems.

Be Clean - Hypothetical District Heat Network Connection *

The Be-Clean Approach is based on a scenario where the SELCHP Veolia is connected as a district heating network to the Aylesham Centre.

Currently, there is no plans to connect the district heat network to the site to allow this approach to be implemented. Potential for future connection can be provided as part of the design.

The analysis is provided for comparison as required by the GLA guidelines.

Be Green - Renewable Energy Systems

The inclusion of PVs is not critical for GLA compliance. The Aspirational target of 50% savings with significant buffer is achieved even without the inclusion of PVs.

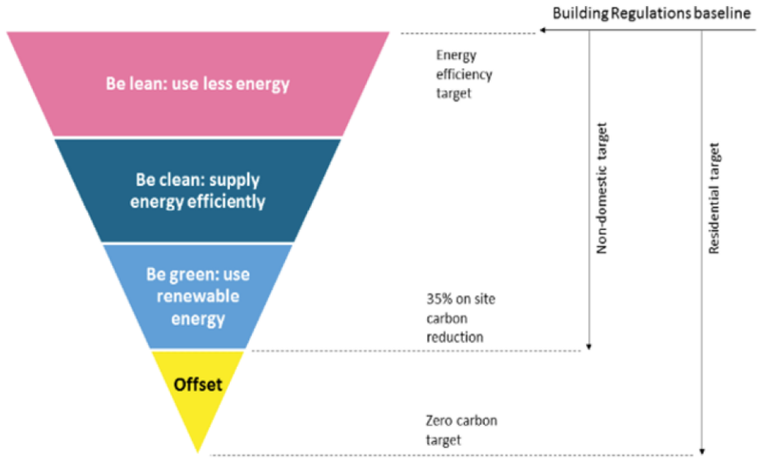
The Be-Green without PVs approach achieves approx. the same reduction in CO_2 emissions as that of the Be-Clean scenario assessed with the ASHP/WSHP System applied.

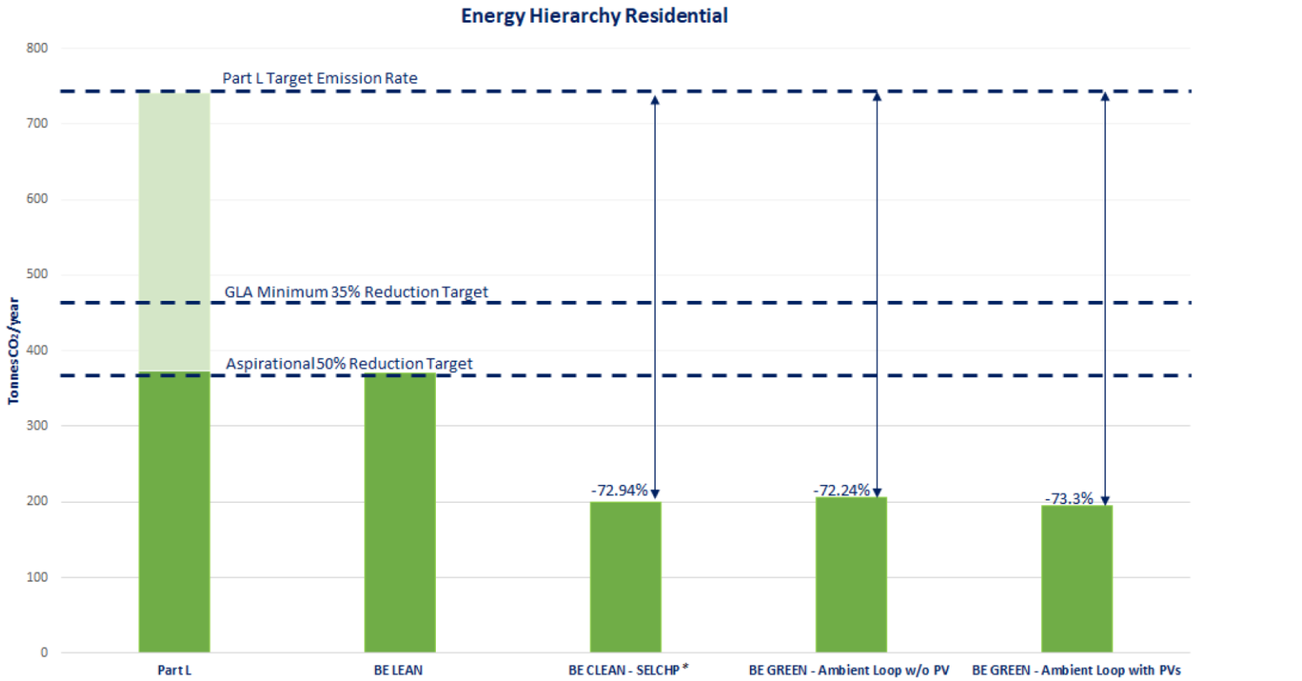
The Be-Green Scenario with PVs proposes PVs across all areas of residential. This quantity may vary as the design develops further and the full extent and impact of other roof mounted elements defines the useable roof area for the PV installation.

When the PVs are applied to the Be-Green Approach an additional 1% saving is achieved to surpass the hypothetical Be-Clean approach.

Be Seen - Monitoring & Reporting Energy Usage

Commitment made to report on the Be Seen Approach.





** South-East London Combined Heat & Power Ltd*

Sustainability

Overheating Strategy

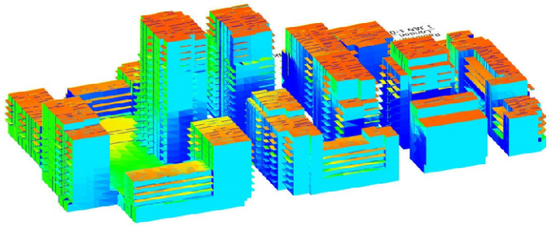
A solar analysis has been conducted to identify the locations where the façade solar exposure has the dominant effect annually.

The Solar Analysis is coupled with CFD Wind analysis to identify which facades will benefit the most from consistent flow of natural ventilation. The wind pattern around the blocks at prevalent wind direction and speed has been assessed.

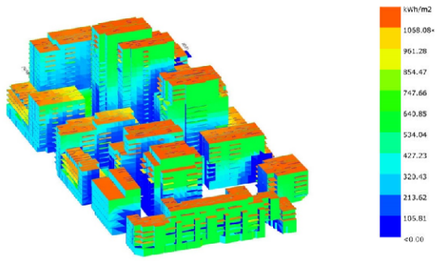
Overheating risks are identified for each block according to the facade orientation with proposed mitigation measures including the specification of glazing with appropriate g-values.

The design cases where the MVHR capacities are expected to be the highest are established.

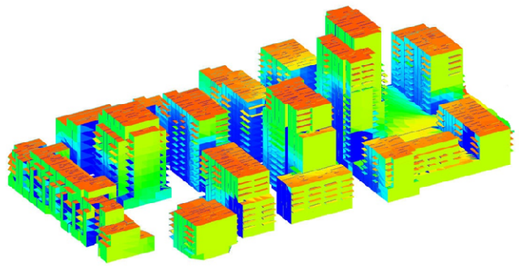
This has been taken into account while assessing the requirements of mechanical / mixed mode ventilation.



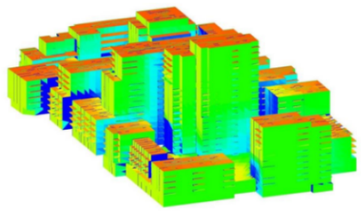
Northern Facade



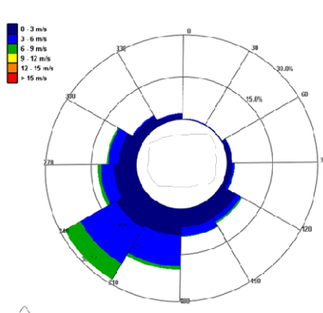
Western Facade



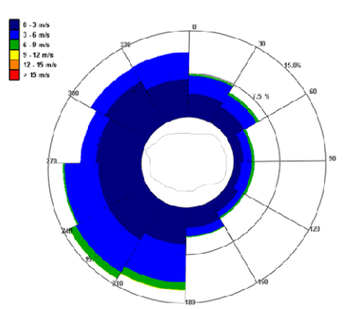
Southern Facade



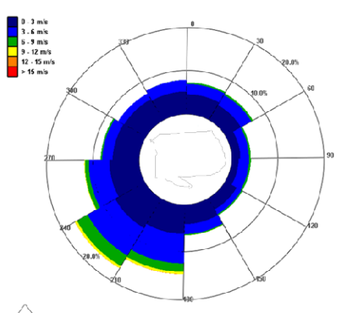
Eastern Facade



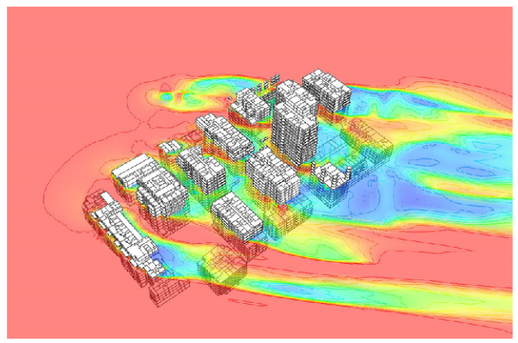
Winter Windrose



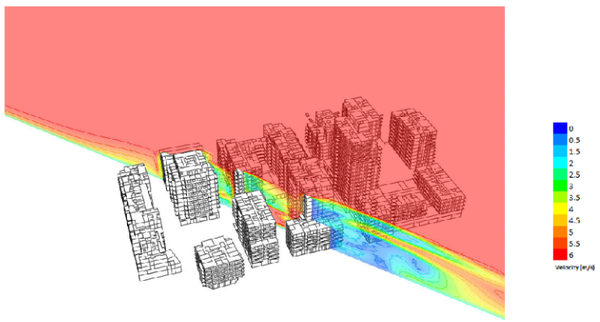
Summer Windrose



Annual Windrose



Windflow Aylesham Masterplan



Windflow Cross-Section Block J1/J2

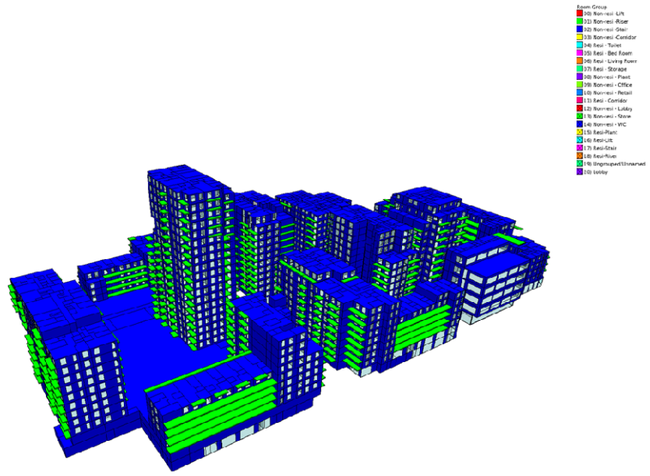
Sustainability

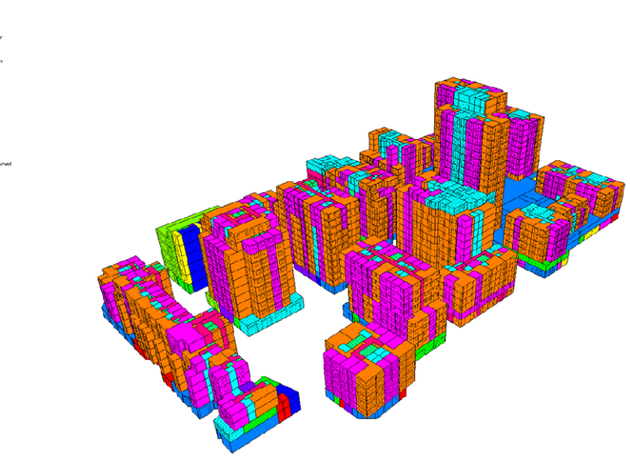
Overheating strategy

A full-scale IES model has been developed to carry out the Overheating Study for all residential units.

The Overheating Strategy is established considering the constraints of the window openings established in the Project Technical Memorandum prepared by Hann Tucker which defines the Part O Compliance requirements.

A standard MVHR strategy has been proposed for each of the block facades, to align with the compliance requirements with CIBSE TM59, to avoid acoustic inconvenience whilst trying to mitigate overheating within the units.









2.5 ACH MVHR

2.5 ACH MVHR

2.5 ACH MVHR

1.5 ACH MVHR

Façade Zones – Detailed ADO Assessment

Façade Zone	Predicted Maximum Acoustic Open Area of Bedroom Window (m^2)
Zone A (**Purple**)	0.010
Zone B (**Red**)	0.010
Zone C (**Orange**)	0.095
Zone D (**Green**)	0.460

Sustainability

Urban Greening factor

The development achieves a score of **0.38** and is currently to maximising urban greening across all levels.

Across the ground floor permeable paving covers the majority of the street scape with flower rich perennial planting throughout the public realm, helping to soften the interface between the site and its surroundings. The residential podium courtyard and roof gardens contain intensive vegetation as well as small to medium sized trees. Across the roof scape of the new buildings, an intensive green and brown roof system will help boost the local ecology, providing habitat which complements the neighbouring woodland.

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

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

Sustainability

Urban Greening factor

Constraints to the UGF:

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



Key

- Intensive Green Roof or Vegetation over Structure - 150mm
- Standard Trees Planted in Natural Soils -at least two thirds of the projected canopy area
- Flower-rich Perennial Planting
- Standard Trees Planted in Natural Soils with soil volume less than two thirds of the projected canopy area
- Green Wall
- Amenity Grassland
- Water features (chlorinated)
- Permeable Paving (ground floor)
- Permeable Paving (upper levels)

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AUTHOR **dRMM Architects**	
DOCUMENT TITLE **EXISTING AREA SCHEDULE**	
PROJECT **AYLESHAM CENTRE PECKHAM**	SIZE **A3**
DOCUMENT NUMBER **ASCP-DRM-ZZ-ZZ-LSH-A-000202**	REVISION **P01**

REVISION	DESCRIPTION	DATE
P00	Existing area schedule for Planning Submission	06.06.2024

NB:
· This existing area schedule had been created using the information provided by Berkeley Homes in the 'April 2022 Measurement Report' produced by Michael Gallie & Partners, as well as further conversations with Berkeley Homes.

OVERVIEW

	Supermarket (Use Class E(a))	Retail, Leisure, Commercial (Use Class E(a), E(b), and Sui Generis) (excluding supermarket and internal ma//atrium)	Internal mall/atrium (Use Class E(a), E(b) and Sui Generis)	Petrol Station (Sui Generis)	TOTAL
TOTAL GIA(m²):	4,975.7	5,109.2	1,392.0	98.0	**11574.9**
TOTAL GIA (ft²):	53,558.4	54,995.4	14,983.5	1,054.9	**124592.2**

TOTALS BY USE CLASS

	Use Class E(a)	Use Class E(b)	Sui Generis	TOTAL
TOTAL NIA(m²):	8,126	593	828	**9546.5**
TOTAL NIA (ft²):	87,467	6,382	8,909	**102758.5**
TOTAL GIA(m²):	8,532	681	970	**10182.9**
TOTAL GIA (ft²):	91,840	7,329	10,440	**109608.7**
TOTAL NSA(m²):	5,201	267	620	**6088.2**
TOTAL NSA (ft²):	55,981	2,878	6,674	**65533.4**
			TOTAL (m²):	**25817.6**
			TOTAL (ft²):	**277900.6**

UNIT BREAKDOWN

Unit No.	Occupier	Use Class	Ground Floor						First Floor					
			NIA		GIA		NSA		NIA		GIA		NSA	
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
2	Eva Shoes	E(a)	164.4	1769.6	169.5	1824.5	105.4	1134.5	0	0.0	0	0.0	0	0
2A	Nandos	E(b)	287.6	3095.7	305.2	3285.2	201.6	2170.0	111.5	1200.2	151.7	1632.9	0	0
3	Vacant	E(a)	87.3	939.7	92	990.3	88	947.2	75.4	811.6	92.6	996.7	0	0
4	Cardfactory	E(a)	70.3	756.7	80	861.1	70.4	757.8	75.1	808.4	94.6	1018.3	0	0
5	Poundland	E(a)	541	5823.3	556.5	5990.2	507.2	5459.5	175.8	1892.3	192.3	2069.9	0	0
6	JD Sports	E(a)	301.4	3244.3	312	3358.4	293.9	3163.5	282.1	3036.5	298.9	3217.4	0	0
7	EE	E(a)	132.2	1423.0	137.8	1483.3	75.9	817.0	75	807.3	94.1	1012.9	0	0
8	Greggs	E(b)	119.5	1286.3	131.6	1416.5	65.8	708.3	74.3	799.8	92.4	994.6	0	0
9	Holland & Barrett	E(a)	125.3	1348.7	136.7	1471.4	115.6	1244.3	80.2	863.3	96.1	1034.4	0	0
10	Market Place Peckham	SG	511.5	5505.8	519.6	5593.0	519.6	5593.0	169.1	1820.2	192.8	2075.3	0	0
11	Ladbrokes	SG	86.8	934.3	91.5	984.9	56.6	609.2	0	0.0	0	0.0	0	0
11A	Wing Tai	E(a)	125.4	1349.8	127.8	1375.6	105.1	1131.3	165.8	1784.7	172.1	1852.5	0	0
12	Clarks	E(a)	287.5	3094.7	295.9	3185.1	182.3	1962.3	0	0.0	0	0.0	0	0
14	Pak Butchers	E(a)	135.4	1457.4	141	1517.7	104.8	1128.1	0	0.0	0	0.0	0	0
15	Vacant	E(a)	125.7	1353.0	133	1431.6	86.5	931.1	0	0.0	0	0.0	0	0
15A	Just For You	E(a)	79.2	852.5	82.9	892.3	49.9	537.1	0	0.0	0	0.0	0	0
15B	Consultation Hub	SG	60.3	649.1	68	732.0	43.8	471.5	0	0.0	0	0.0	0	0
16	Factory Outlet	E(a)	90.7	976.3	93	1001.1	73.2	787.9	0	0.0	0	0.0	0	0
17	Image	E(a)	153.7	1654.4	157.6	1696.4	112.1	1206.6	0	0.0	0	0.0	0	0
18	Morrisons	E(a)	4561.4	49098.9	4711	50709.2	3230.5	34773.1	215.6	2320.7	264.7	2849.2	0	0
	Morrisons Petrol Station	SG			98	1054.9								
		TOTAL	8046.6	86613.6	8440.6	90854.5	6088.2	65533.4	1499.9	16144.9	1742.3	18754.1	0	0

Contents

1.0 Previous (Pre-app 3) Design
2.0 Local Architects
3.0 Masterplan Update
4.0 Massing Update with Daylight & Sunlight Analysis
5.0 Building Character
6.0 Townscape Views

1.0 Previous Design

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Masterplan Ground Floor at Pre-app Meeting 3: 7th September 2022

As it was...

Maximise Rye Lane frontage

Deepen Rye Lane retail

Deepen retail to north of retail street & maximise retail frontages to retail street

Move Morrisons entrance south to increase visibility in temporary condition

Total non-residential floorspace proposed: 10,500 sqm

Non-residential area summary:

- New Morrisons store: 4460 sqm
- Shops & cafes: 2915 sqm
- Leisure space: 1117 sqm
- Workspace: 2008 sqm



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Masterplan Residential Floor at Pre-app Meeting 3: 7th September 2022

As it was...

1050 homes

Average of 7.2 units per core

62% of residential units are dual aspect

Majority of cores receive daylight and fresh air through openable windows

Balconies shown where recessed or on corners. All other balconies will be bolt-on design.



1639

Massing Diagram at Pre-app Meeting 3: 7th September 2022

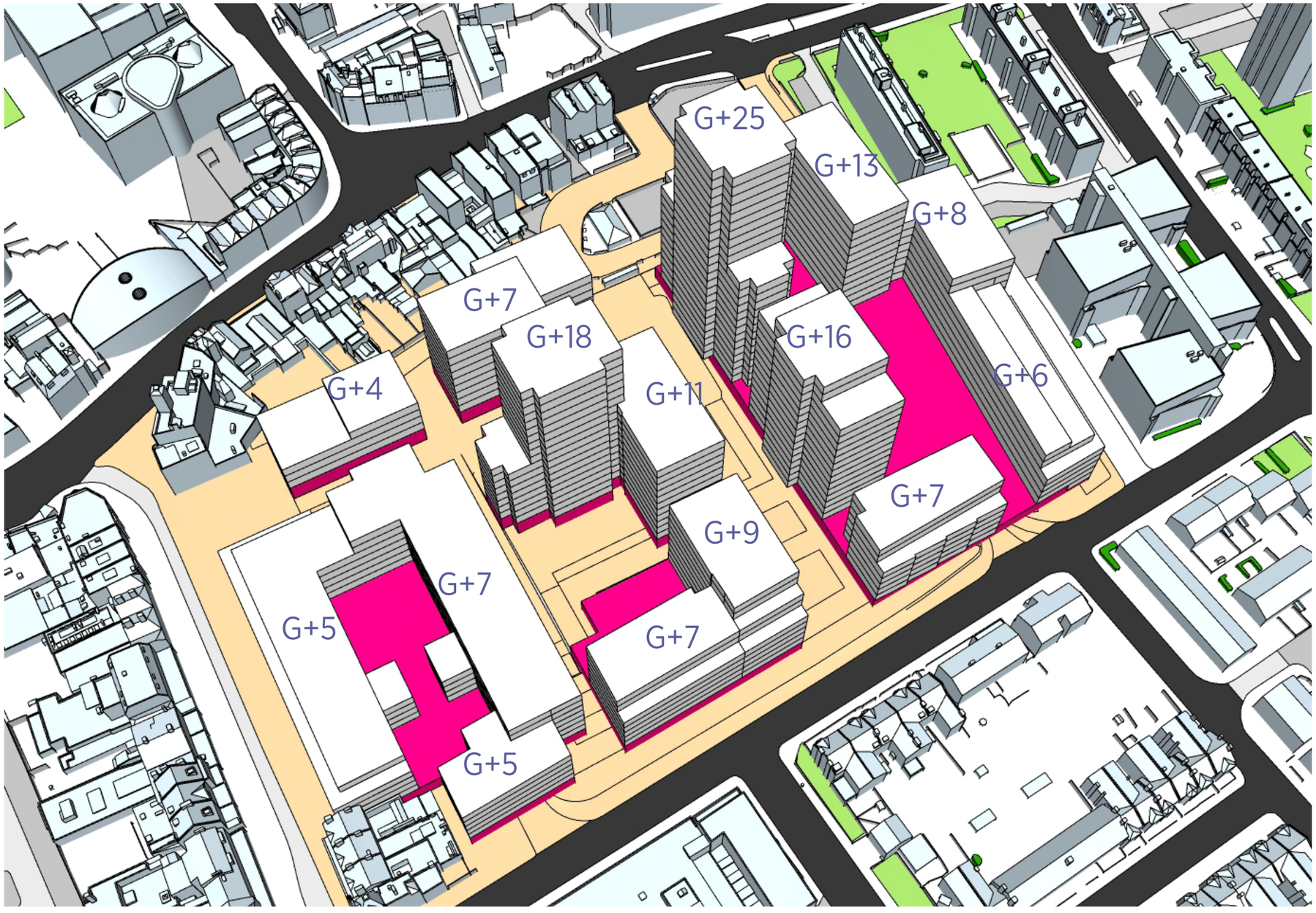
Summary

One building over 20 storeys

Two other taller buildings that address key spaces

1050 homes

10,500 sqm non-residential floorspace



1640

Massing diagram at Technical Pre-app Meeting: 27th September 2022

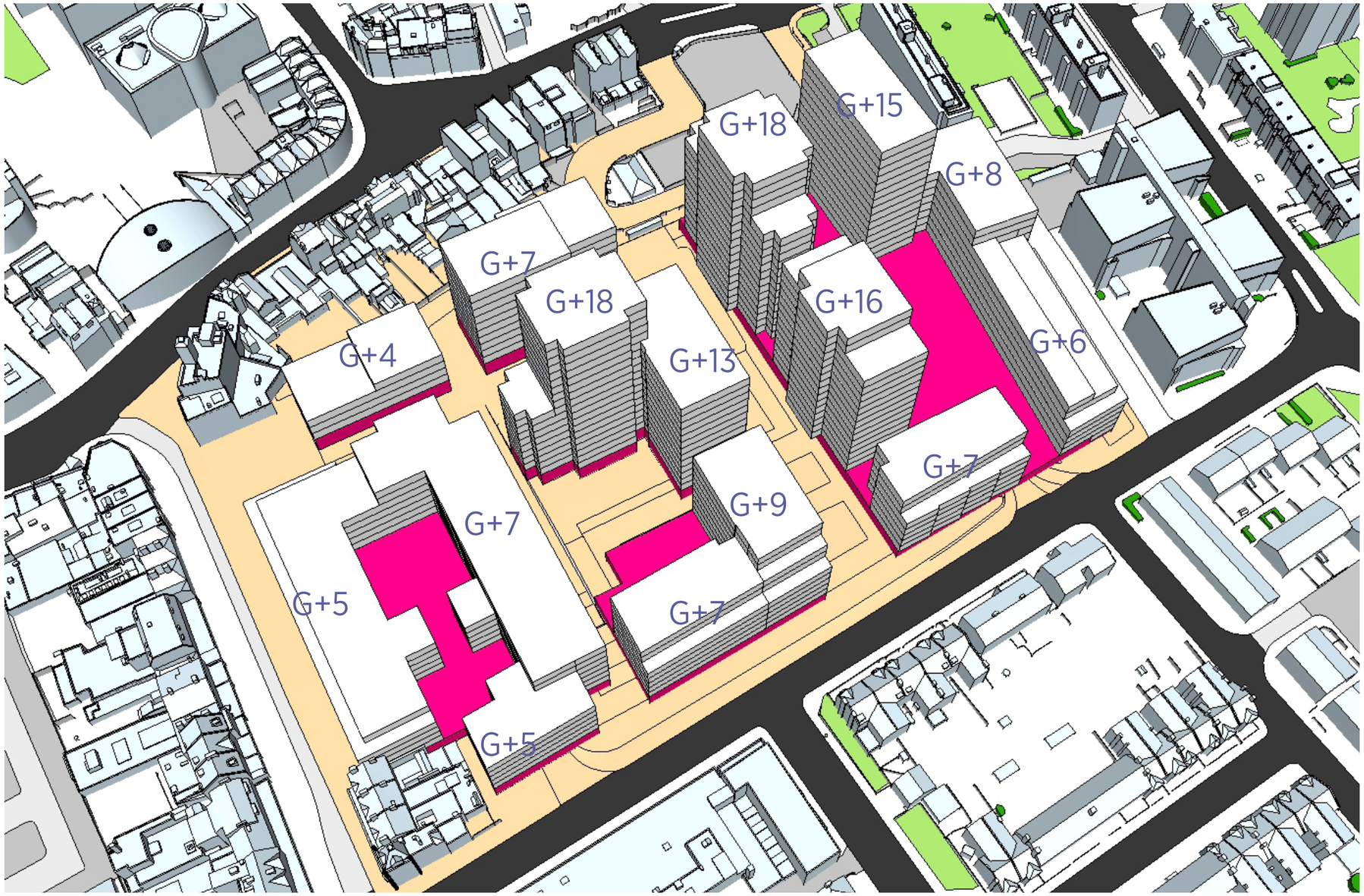
Summary

No building over 20 storeys

Two other taller buildings that address key spaces

1050 homes

10,500 sqm non-residential floorspace



1641

2.0 Local Architects

1642

Introductions

Local Architects Input

Masterplan
Both practices were asked to review the masterplan and offer constructive criticism, leading to a number of design workshops and presentations with Berkeley. A selection of their suggestions are shown here and have influenced the development of the masterplan.

Plot testing
Feix & Merlin has been asked to design the H2 plot in phase 2 which inlcudes a large retail & leisure unit and two residential buildings.

Facade Design
Dowen Farmer has been asked to design the facade of one of the buildings in phase 1. They have also suggested changes to the massing of this building which is reflected in the proposed design.

LOCAL ARCHITECT: FEIX & MERLIN

Feix & Merlin are an LGBTQ+ led design practice based in the Bussey Building in Peckham.

Julia & Tarek set up the studio in 2006, to work with great clients who share our values.

We believe that all projects of any size have the power to make a difference and deliver lasting value.



LOCAL ARCHITECT: DOWEN FARMER ARCHITECTS

Sometimes less is more, sometimes it isn't. Knowing the difference is what makes us different. At Dowen Farmer Architects we don't have a style – a signature look that we somehow crowbar into every response to every brief. Instead we have a style of working: one that is less about us and more about you. Founded in 2017 by James Dowen and Tom Farmer, one from Benoy, the other from Heatherwick, we are a team of problem solvers stacked with commercial grit and creative edge – committed to a working process that means we always deliver more and you don't ever have to settle for anything less.









1643

Public Realm

Small Squares













1644

Masterplan Ideas

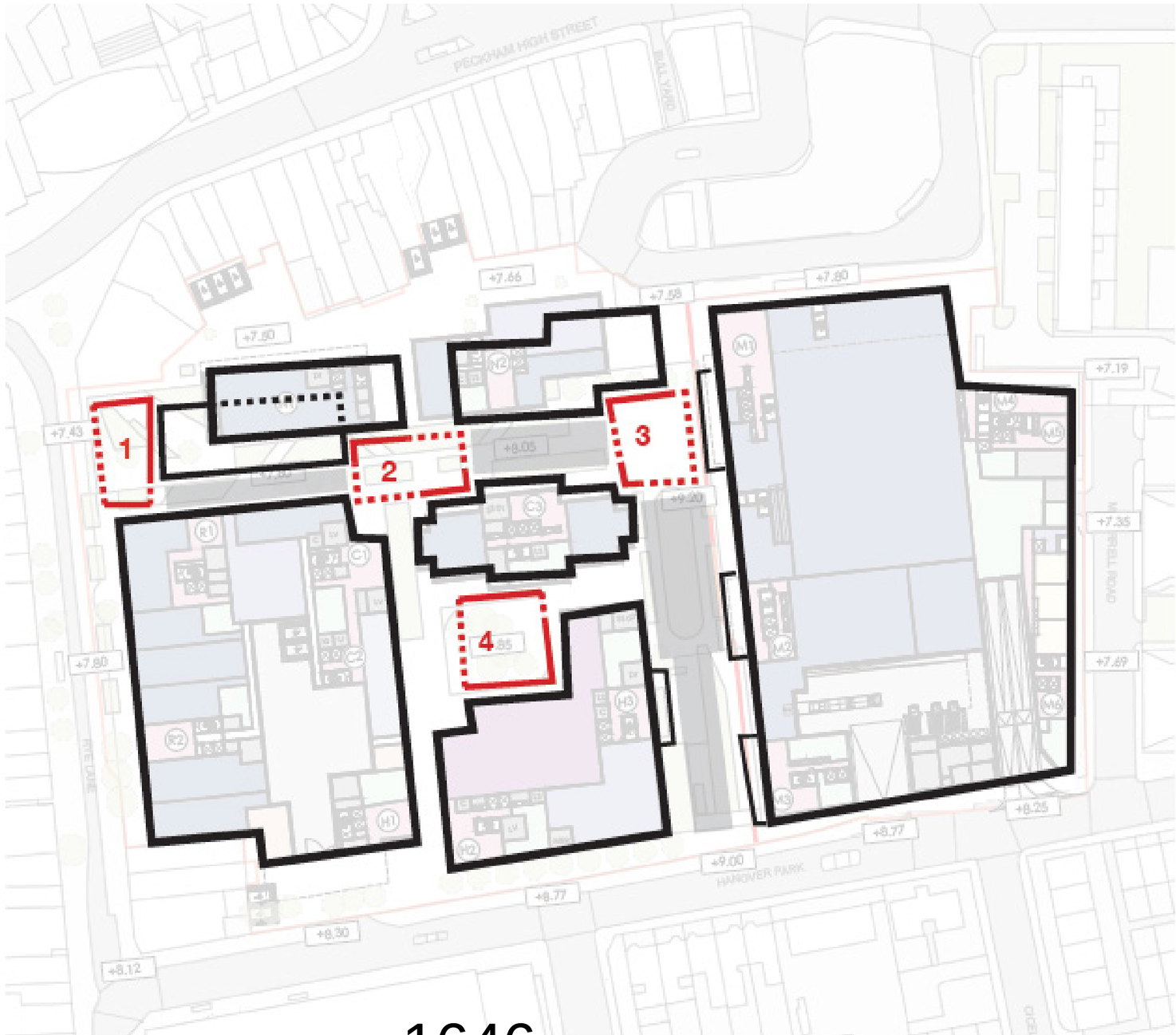
Should we have a greater number of smaller public spaces, should the main square be outside Morrisons?



1645

Masterplan Ideas

Should we have a greater number of smaller public spaces, should we pinch down the retail street to intensify the experience and allow the residential to be set-back?



1646

Masterplan Ideas

Can we give Hanover Park a more active frontage with a variety of uses?

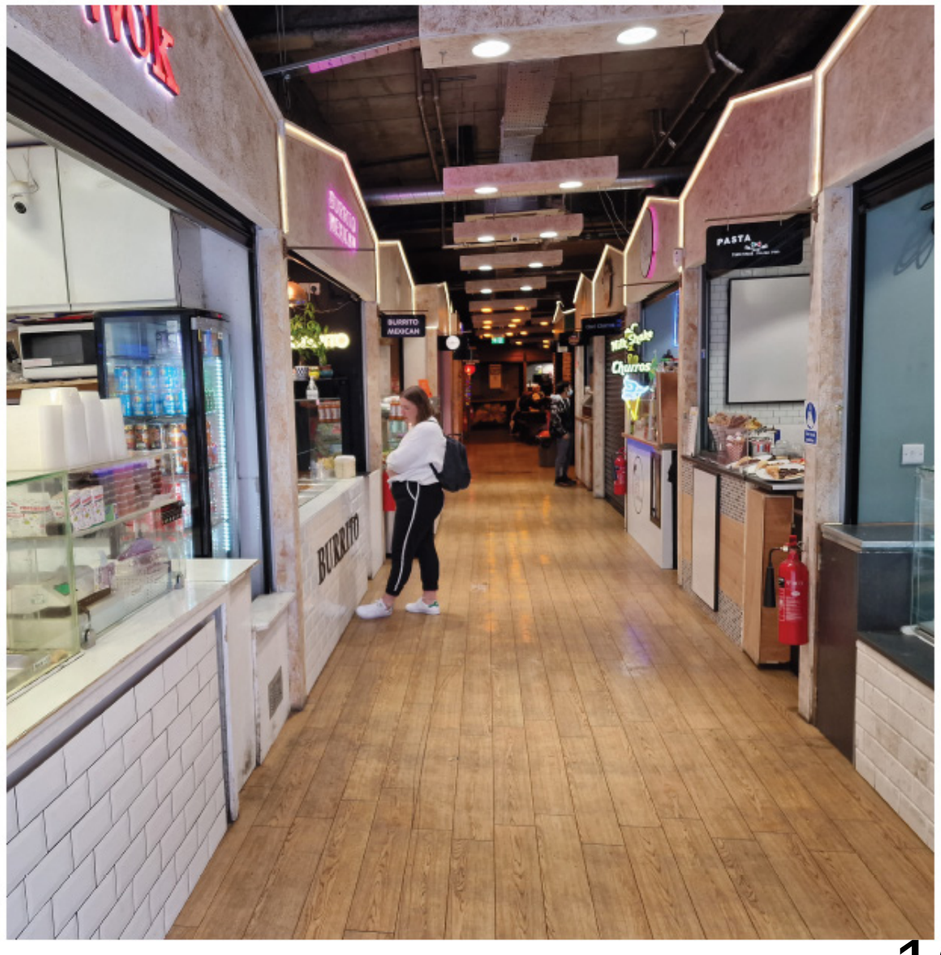


1647

Peckham Retail

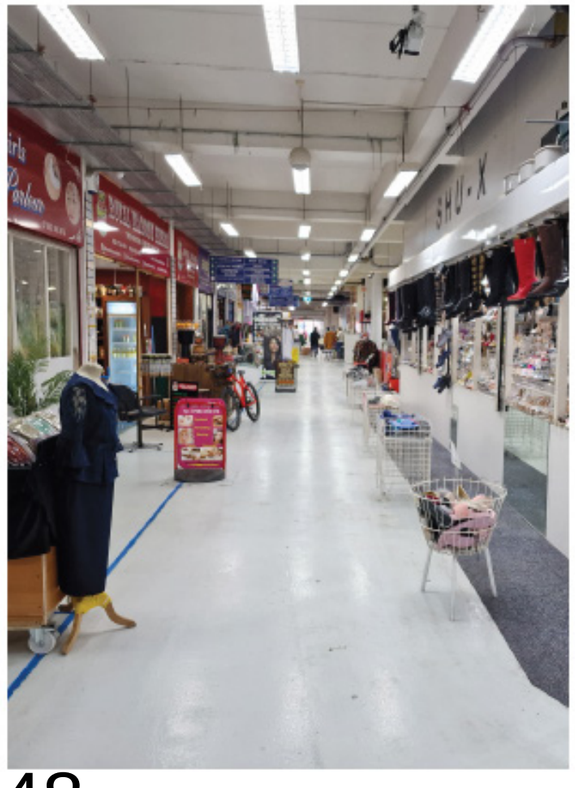
Active Arcades

A feature of the retail of Peckham is the number of retail arcades, or larger units that have been sub-divided to support a number of independant shops and businesses.







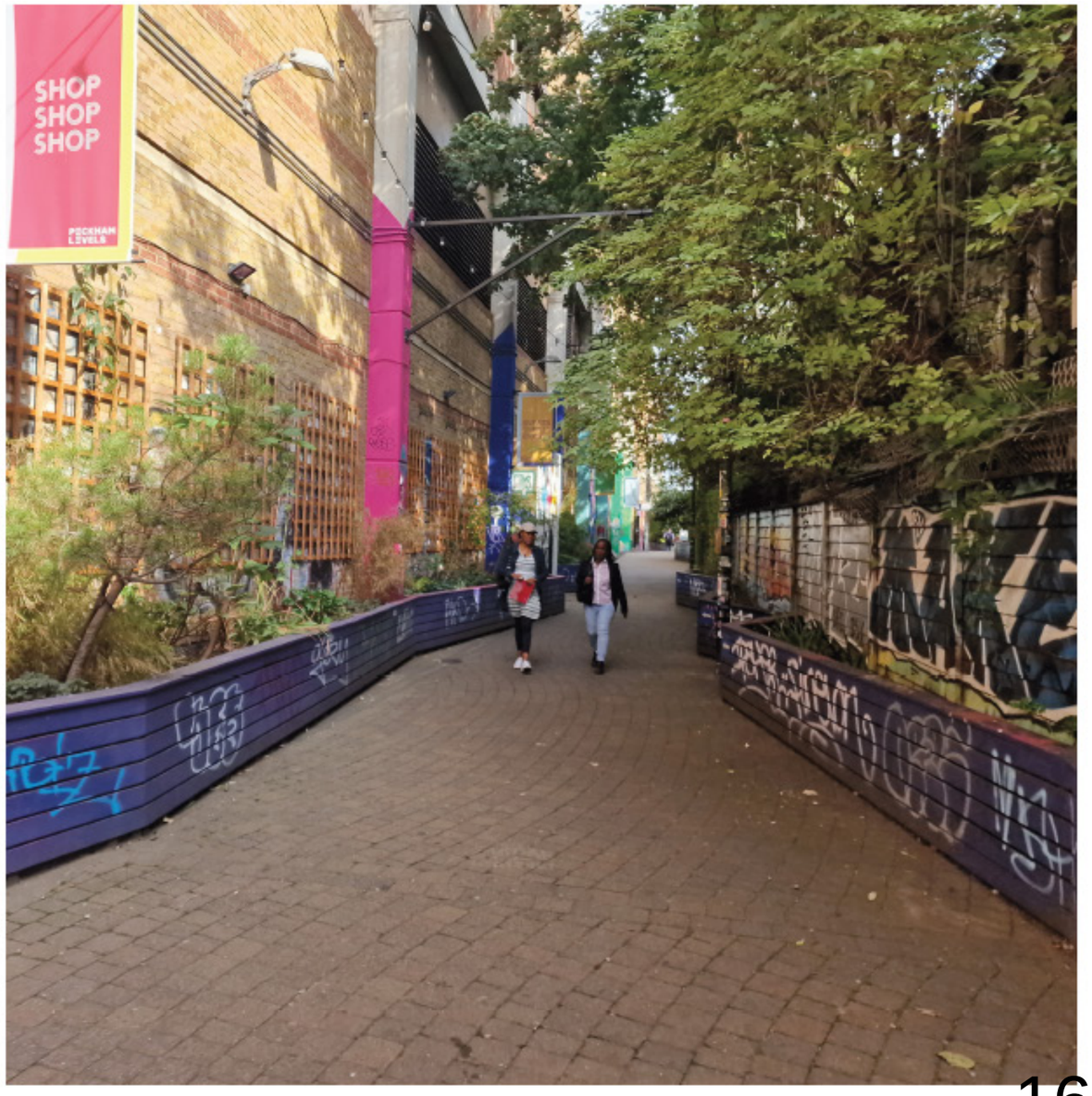




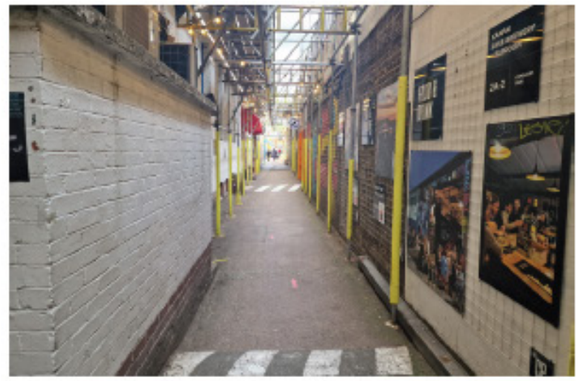


Street Character

Narrow Streets













1649

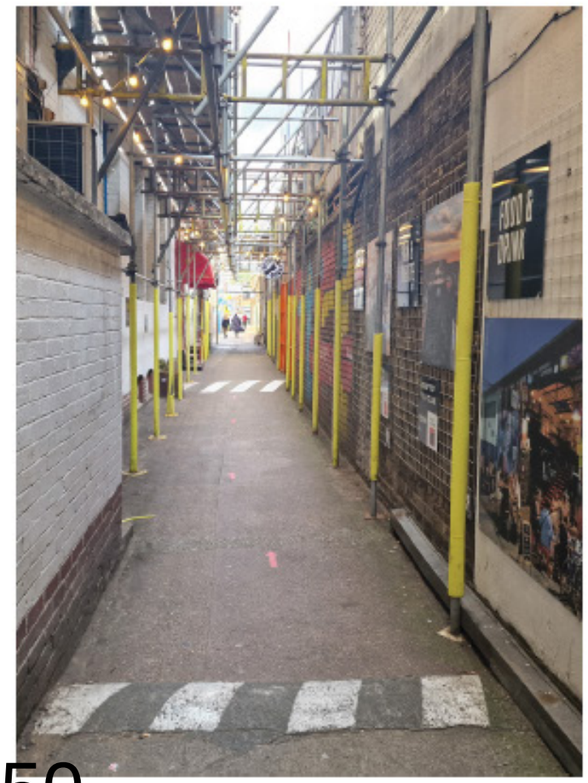
Permeability

Cut-Throughs













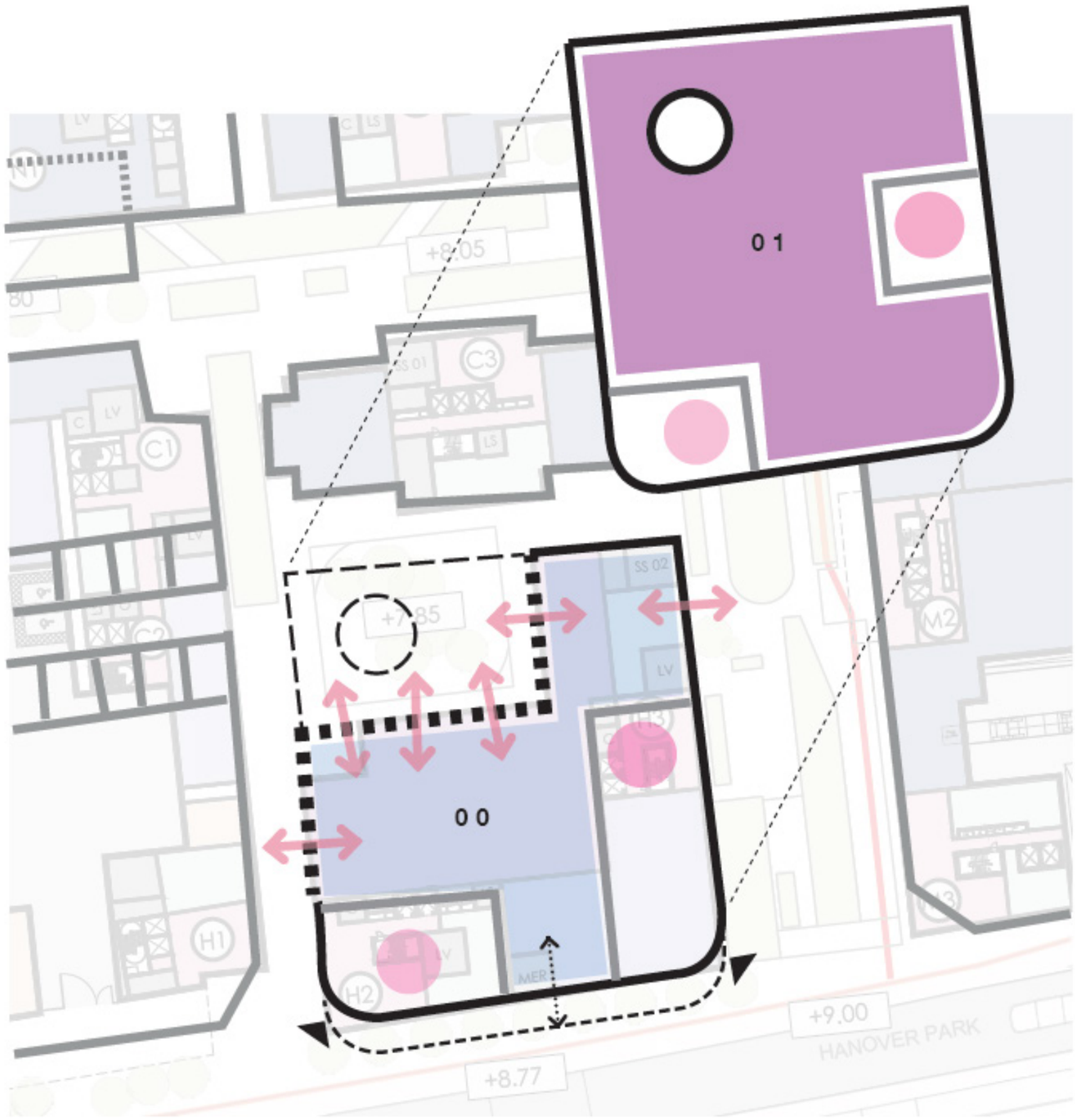
1650

Phase 2 Plot Testing

A larger more flexible space that could be suitable for a variety of retail and non-residential uses.

Shops, cycle cafe, workspace, maker space, within a larger floorplate

Potential to have a first floor leisure use, such as competetive socialising.



1651

Masterplan Ideas

Should we elevate the courtyard to a podium to rationalise the street hierarchy?



1652

3.0 Masterplan Update

1653

Summary of Suggestions from Local Architects

Avoid exposing the flank of the Clock Tower building

Reduce the size of the square to make it more comparable to other spaces in Peckham

Reduce the width of the retail street to intensify the experience and allow the residential to be set-back



Close down the gap to the bus stand and better enclose the square

Break up the massing along Hanover Park, reduce scale and introduce a variety of frontages

Introduce active frontage to this north-south route to make the street feel like a retail arcade

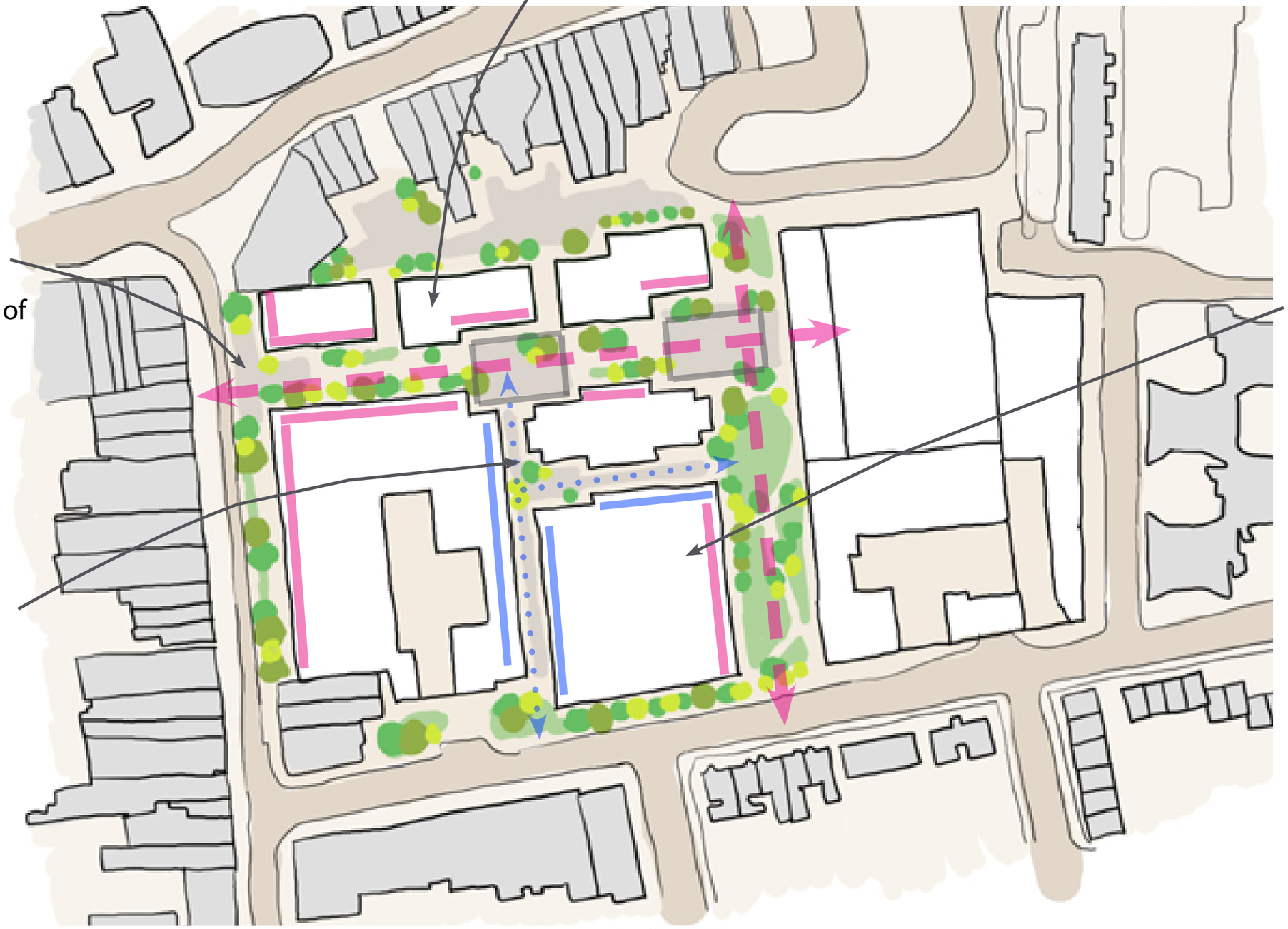
1654

Updated Masterplan Concept at Ground Floor

New residential block added to enclose a new square on the retail street

Pavilion building moved west reducing the size of Rye Lane square

New north south lane lined with retail, leisure and workspace units



Primary retail frontage

Secondary retail frontage

Primary retail route

Secondary retail route

Large unit with potential multi-use function

Pedestrian routes retain permeability across the site, but don't detract from primary retail frontages & routes

1655

Updated Masterplan Concept at Residential Floor

New residential block adds residential units at upper floors



New wing of residential units at the first floor in this block

New podium created with residential amenity and playspace

1656

Masterplan Ground Floor

Key Changes

Pavilion building reduced in size and moved west further towards Rye Lane. Much of the south flank wall of Jones & Higgins Clock Tower is retained as a party wall

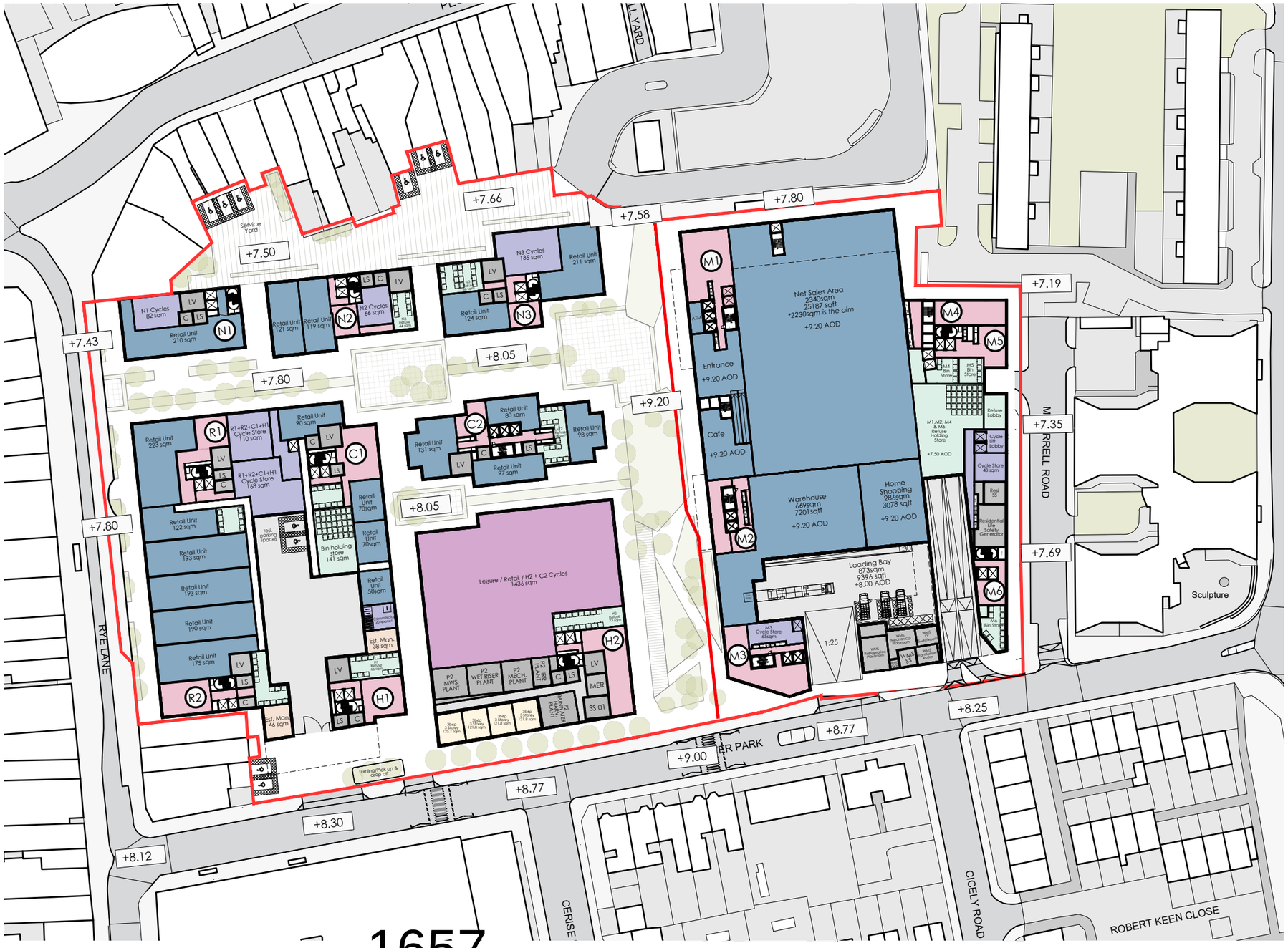
A new residential and retail building is added between the retail street and northern yard space

The central courtyard is replaced with a larger leisure unit with potential multi-use function

Total non-residential floorspace proposed: 10,500 sqm

Non-residential area summary:

- New Morrisons store: 4460 sqm
- Shops & cafes: approx 2000 sqm
- Leisure space: approx 2000 sqm
- Workspace: approx 2040 sqm



1657

Masterplan Typical Lower Level Residential Floor

Key Changes

The addition of a new residential building between the retail street and the north yard space, creates additional flats on a typical floor therefore allowing height to be removed from other buildings

New podium space above the enlarged leisure unit provides playspace

One building facing Hanover Park removed to improve daylight and sunlight to the podium behind, and to the surrounding properties on Hanover Park. This creates the opportunity to provide maisonettes here



1658

Masterplan Typical Mid Level Residential Floor

Key Metrics

Total Homes = 1050

Total Hab rooms = 2870

Average flats per core = 8

Max flats per core = 9

Note that 9 flats per core occurs in only three blocks which all have lift lobbies with views into their courtyards



Masterplan Typical Upper Level Residential Floor

Key Changes

Set-backs of Mckerrell Road buildings included, according to daylight requirements to neighbouring buildings. Set-backs at Rye Lane and Hanover Park buildings also included



1660

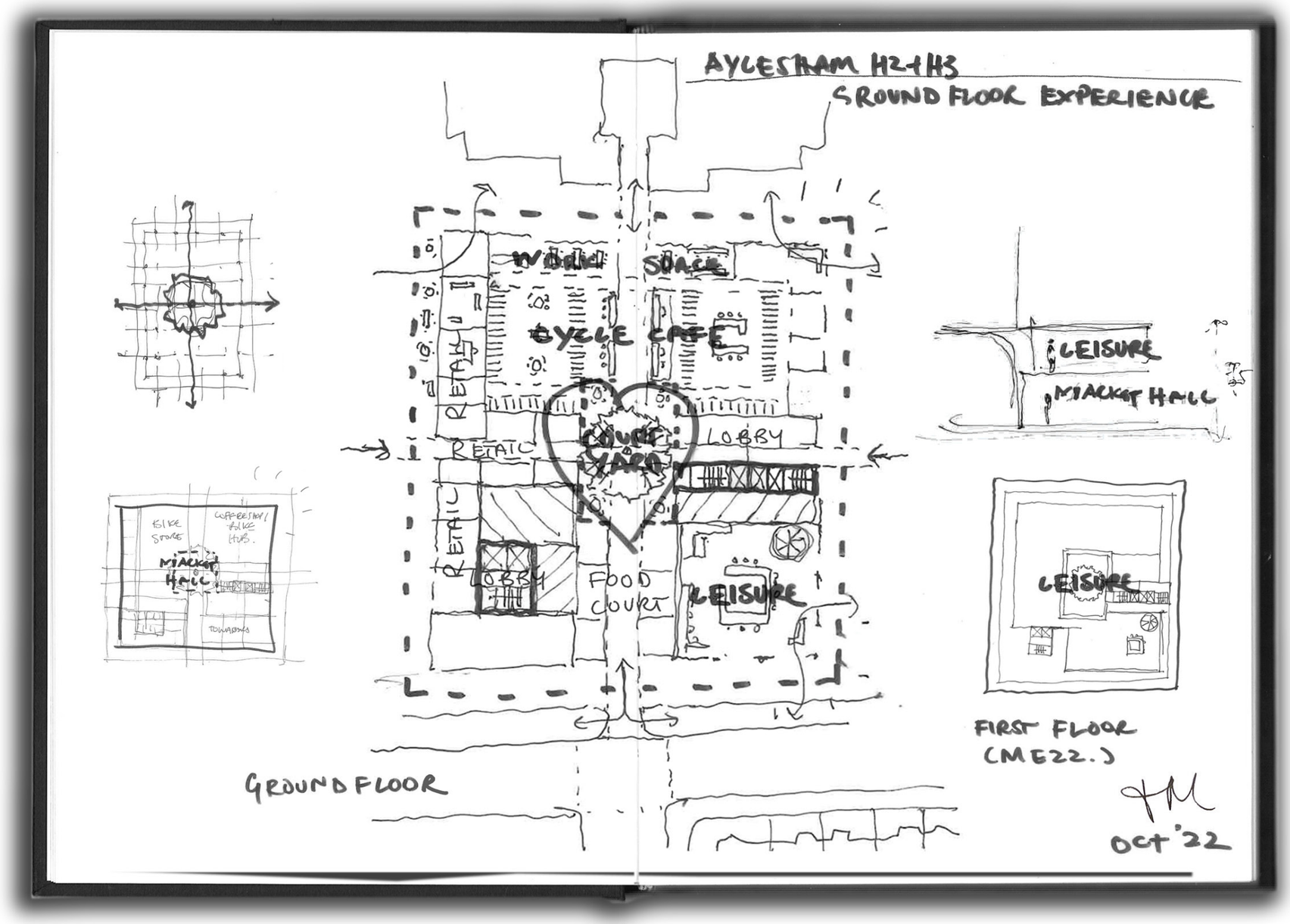
Masterplan Upper Level Residential Floor

Key Changes

Set-backs to the northern blocks to create a shoulder of development that surrounds the taller buildings.



Plot Testing - H2



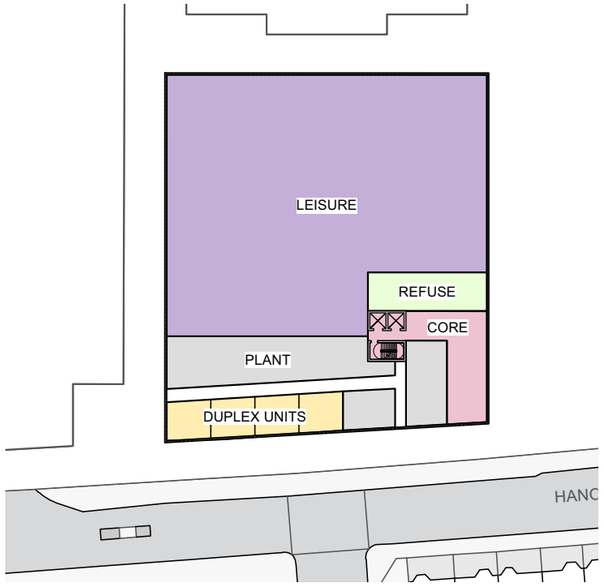
Key Plan



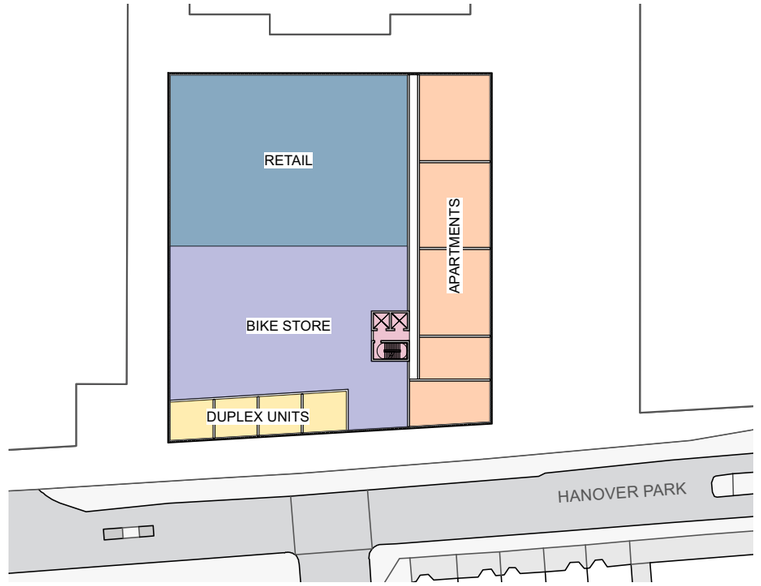
1662

Plot Testing - H2

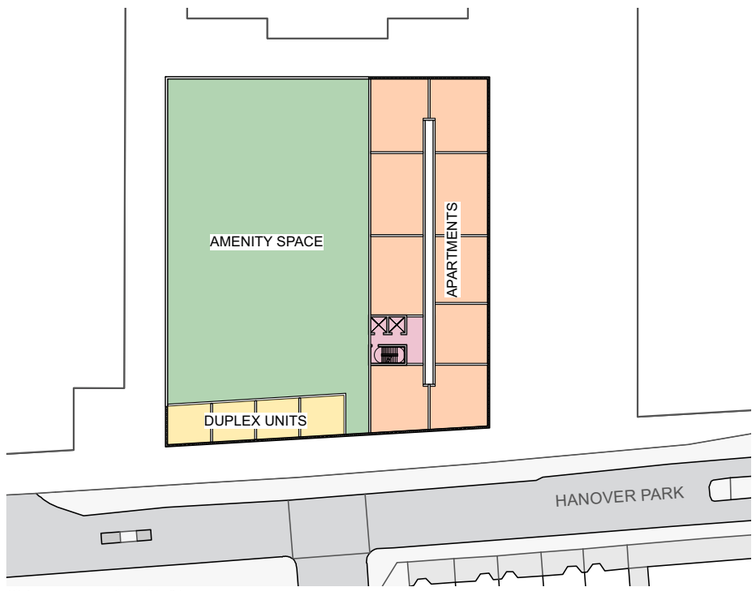
Feix & Merlin has produced three options to configure the layout of this plot. Option 1 shows four ground floor maisonettes with front doors to the street and four duplexes accessed from the podium. The residential entrance is on the south east corner with a large flexible retail use to the north. At first floor is a leisure use with the resdiential cycle storage occupying the centre of the floorplate



1 GROUND FLOOR - OPTION 01



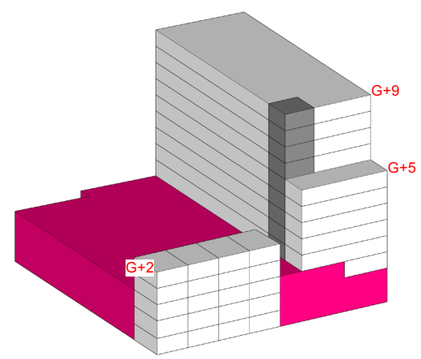
2 MEZZANINE FLOOR - OPTION 01



3 PODIUM LEVEL - OPTION 01

OPTION ONE - G+9

(SQUARE CORE)



Key Plan



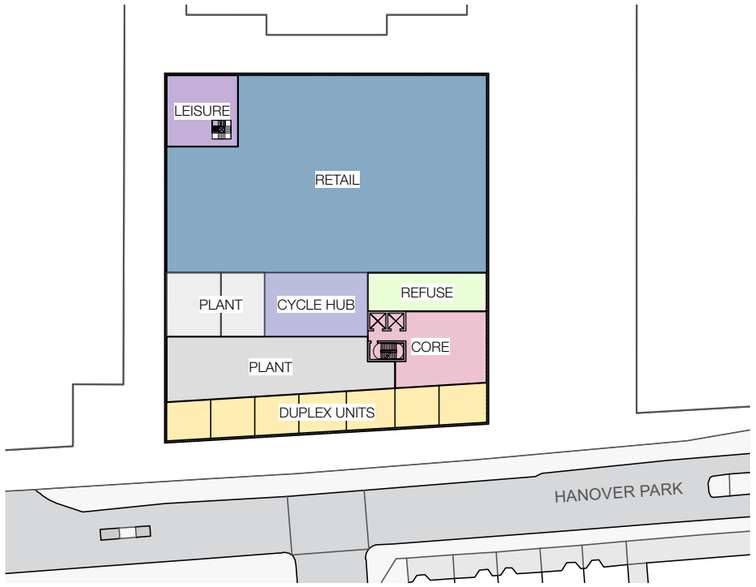
FEIX&MERLIN

Sheppard Robson

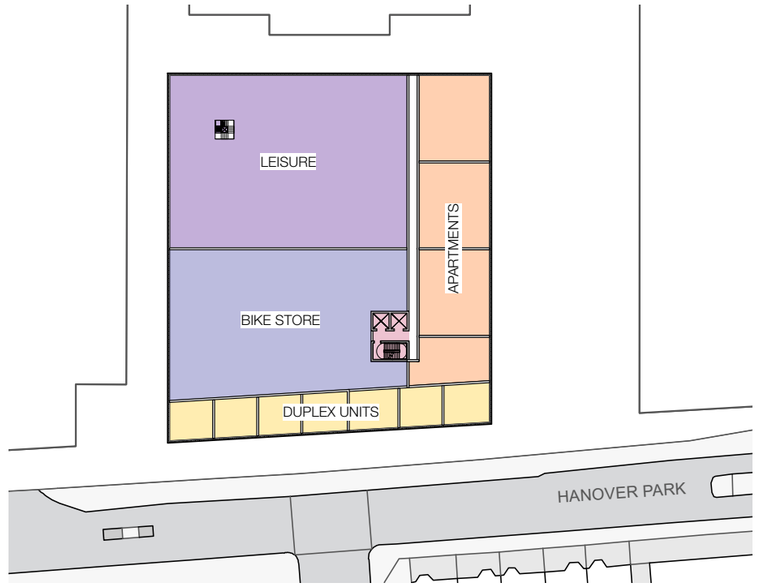
1663

H Block - Option 2

Option 2 shows seven ground floor maisonettes with front doors to the street and five duplexes accessed from the podium. The residential entrance is on the east with a large flexible retail use to the north. At first floor is a leisure use with the resdiential cycle storage occupying the centre of the floorplate

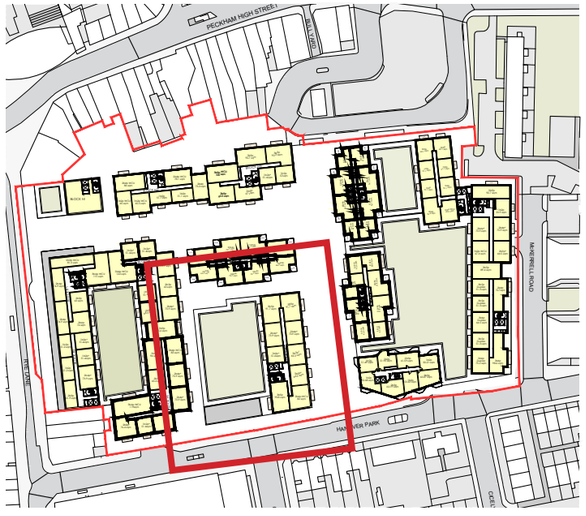


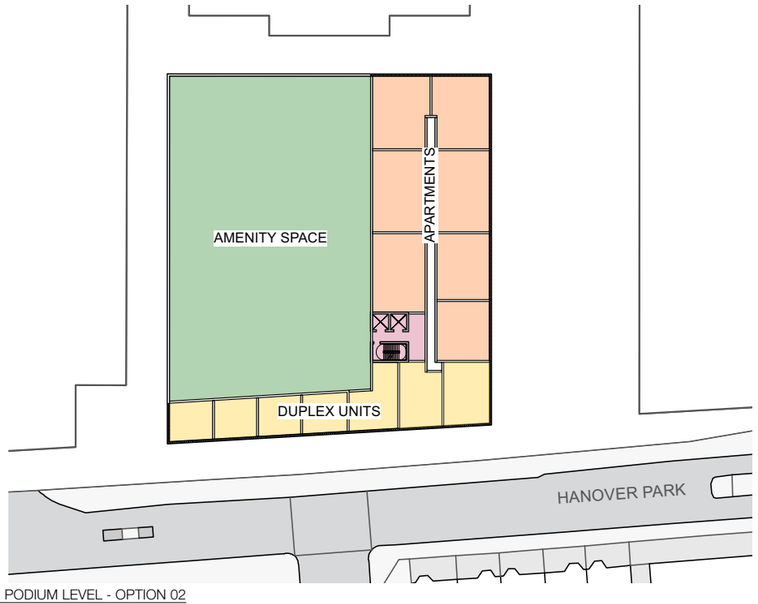
1 GROUND FLOOR - OPTION 02



2 MEZZANINE FLOOR - OPTION 02

Key Plan

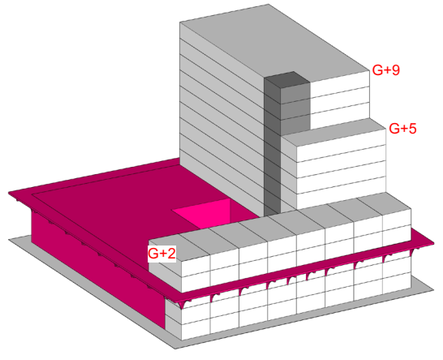




3 PODIUM LEVEL - OPTION 02

OPTION TWO - G+9

(SQUARE CORE)



1664

FEIX&MERLIN

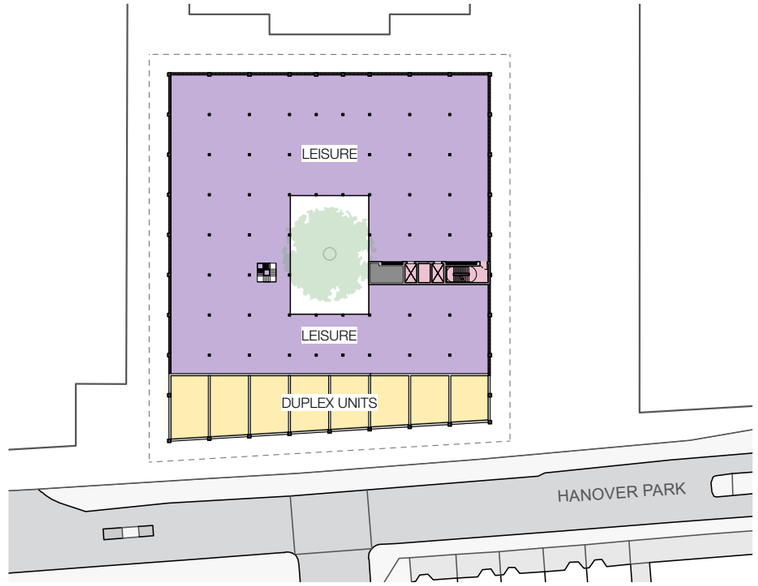
Sheppard Robson

H Block - Option 3

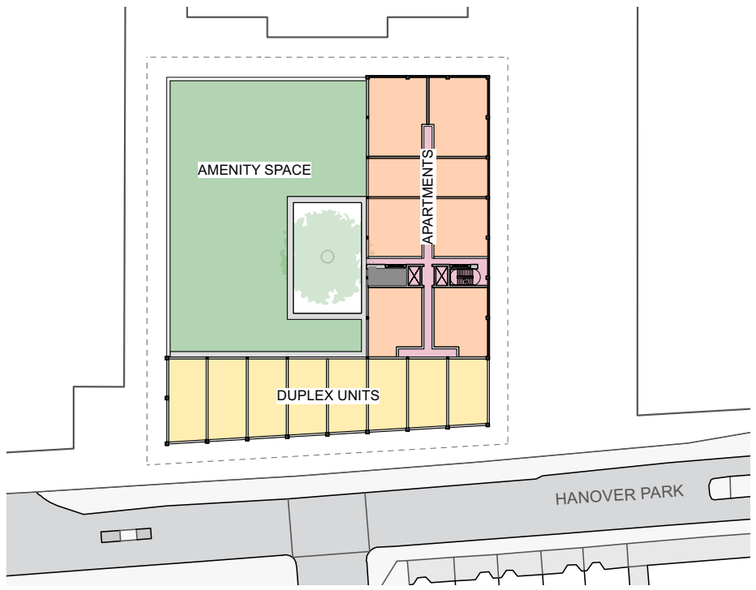
Option 3 shows seven ground floor maisonettes with front doors to the street and five duplexes accessed from the podium. The residential entrance is on the east and the floorplate is sub-divided into a variety of uses. A cycle hub is combined with ground floor cycle storage and at first floor is a large flexible leisure use. A cut-out in the podium allows light into the centre of the retail.



1 GROUND FLOOR - OPTION 03



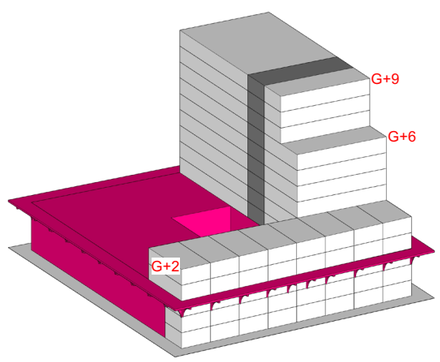
2 MEZZANINE FLOOR - OPTION 03



3 PODIUM LEVEL - OPTION 03

OPTION THREE - G+9

(LINEAR CORE)



Key Plan



FEIX&MERLIN

Sheppard Robson

1665

Cycle Cafe


LOTSIXTYONE
BLACK 2
WHITE 3
FILTER 3


CORNER
NEW CROSS


BICYCLE & COFFEE


RAPHA PERFORMANCE ROAD


APERITIVO HOUR
SCOTT

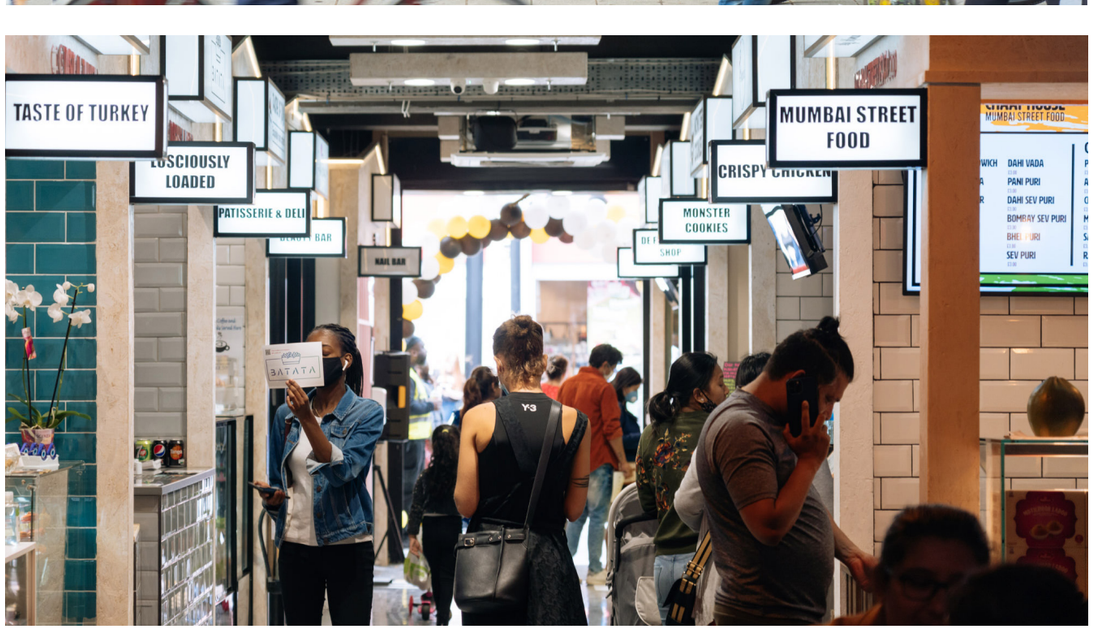


Food Court


MARKET PLACE
-PECKHAM-
Noodle Oriental
Baozi Dumplings
PASTA IS READY



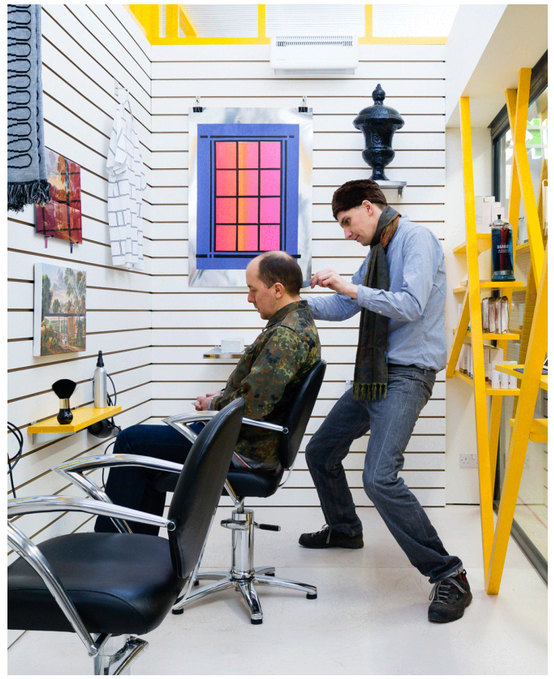



TASTE OF TURKEY
MUMBAI STREET FOOD
MONSTER COOKIES
PATISSERIE & DELI
DAHI VADA
PANI PURI
DAHI SEV PURI
BOMBAY SEV PURI
SEV PURI


PASTORCITO
MEXICAN MARKET STREET FOOD
MEXICAN TACOS AND MARGARITAS
HOTDOGS
MMUSIC
GELATO MERCATO
CONES crepes
gelato cakes CUPS

Mixed Use Retail & Workspace

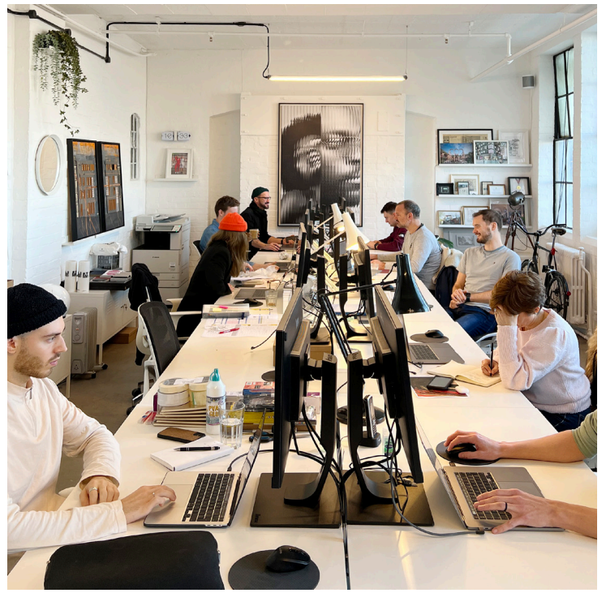






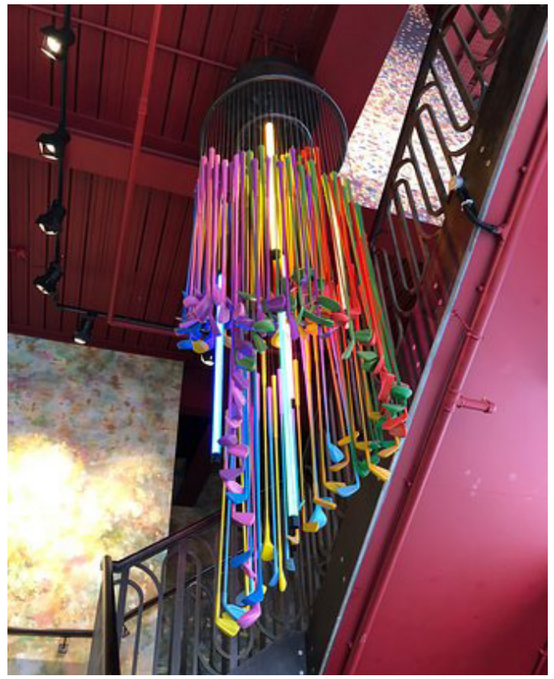






Competetive Socialising







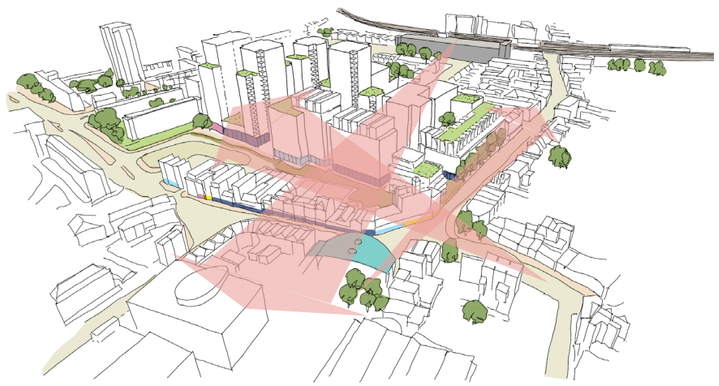




4.0 Massing Update with Daylight & Sunlight Analysis

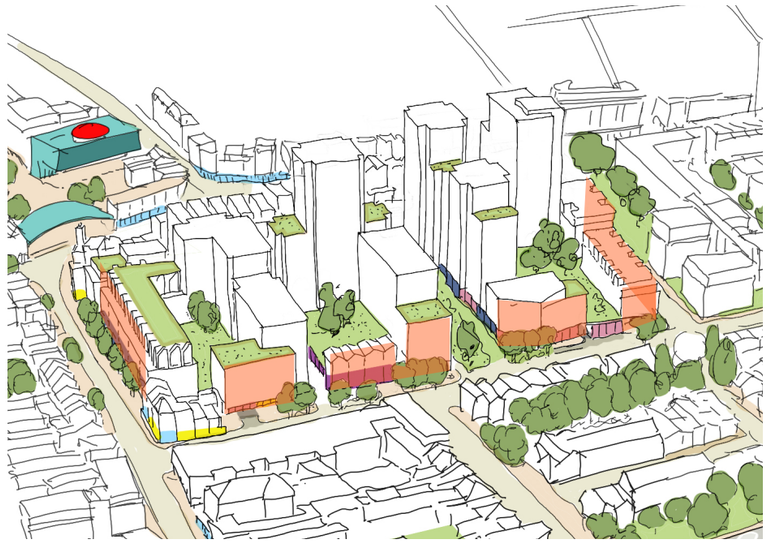
Massing Narrative

1: Local views and heritage



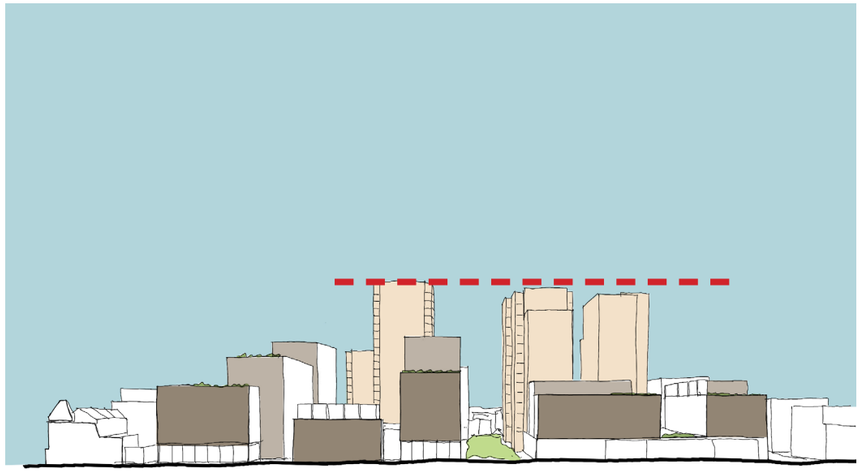
Proposal addresses key views and townscape, considering where building height and massing is best located

2: Immediate neighbours



Proposal addresses site edges

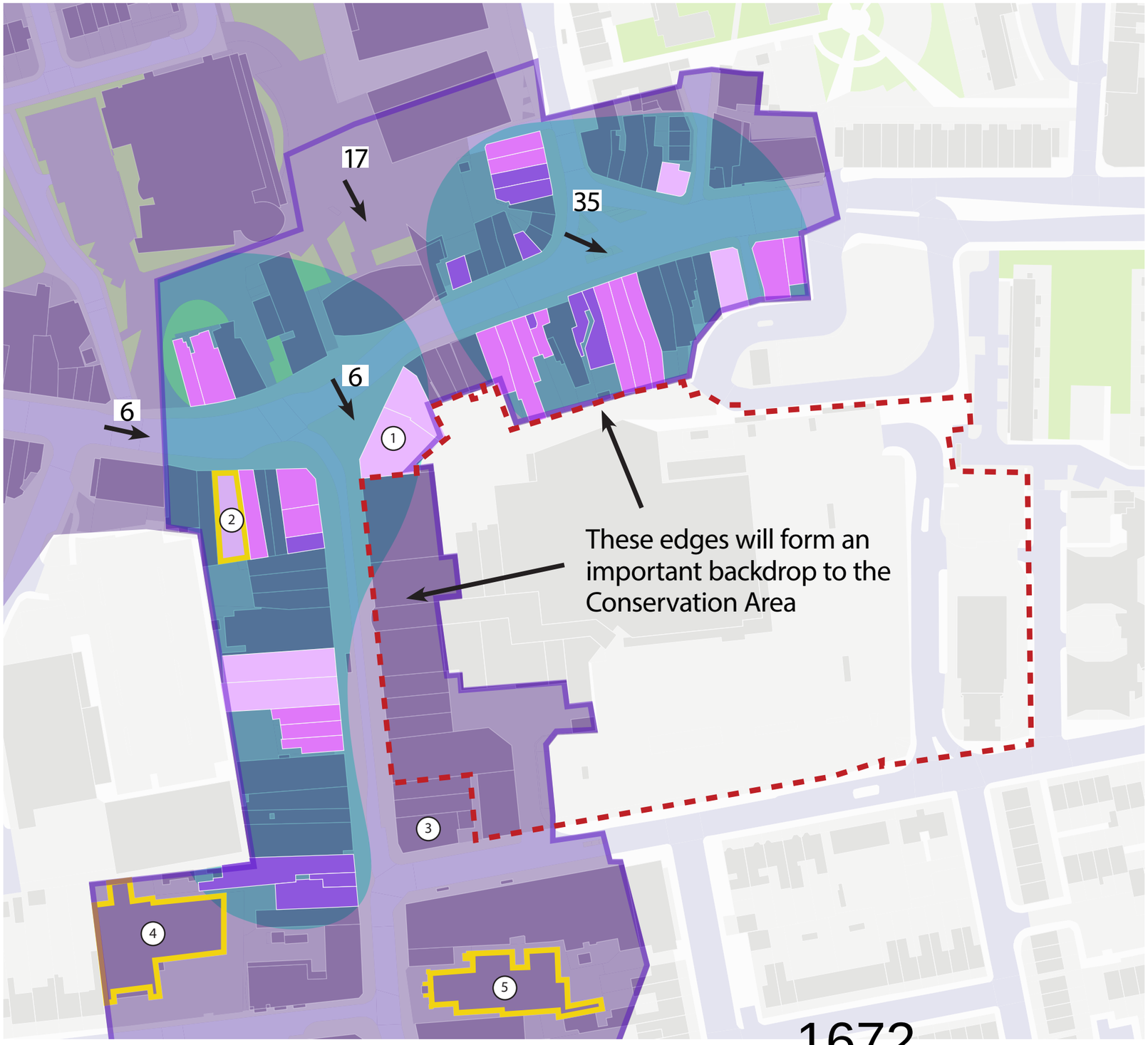
3: Tall Buildings Strategy



No buildings above 20 storeys and tall buildings are located to avoid sensitive site edges and key views. Mid scale buildings sit in front of them to create layering to the composition

1671

1: Local Views & Heritage



Key

- Conservation Area
- Heritage Boundary
- Heritage Cluster
- High Priority
- Medium Priority
- Reserve Priority

1. Higgins Clock Tower
2. 58 Peckham High Street
3. 47-49 Rye Lane
4. Post Office Depot
5. Rye Lane Chapel

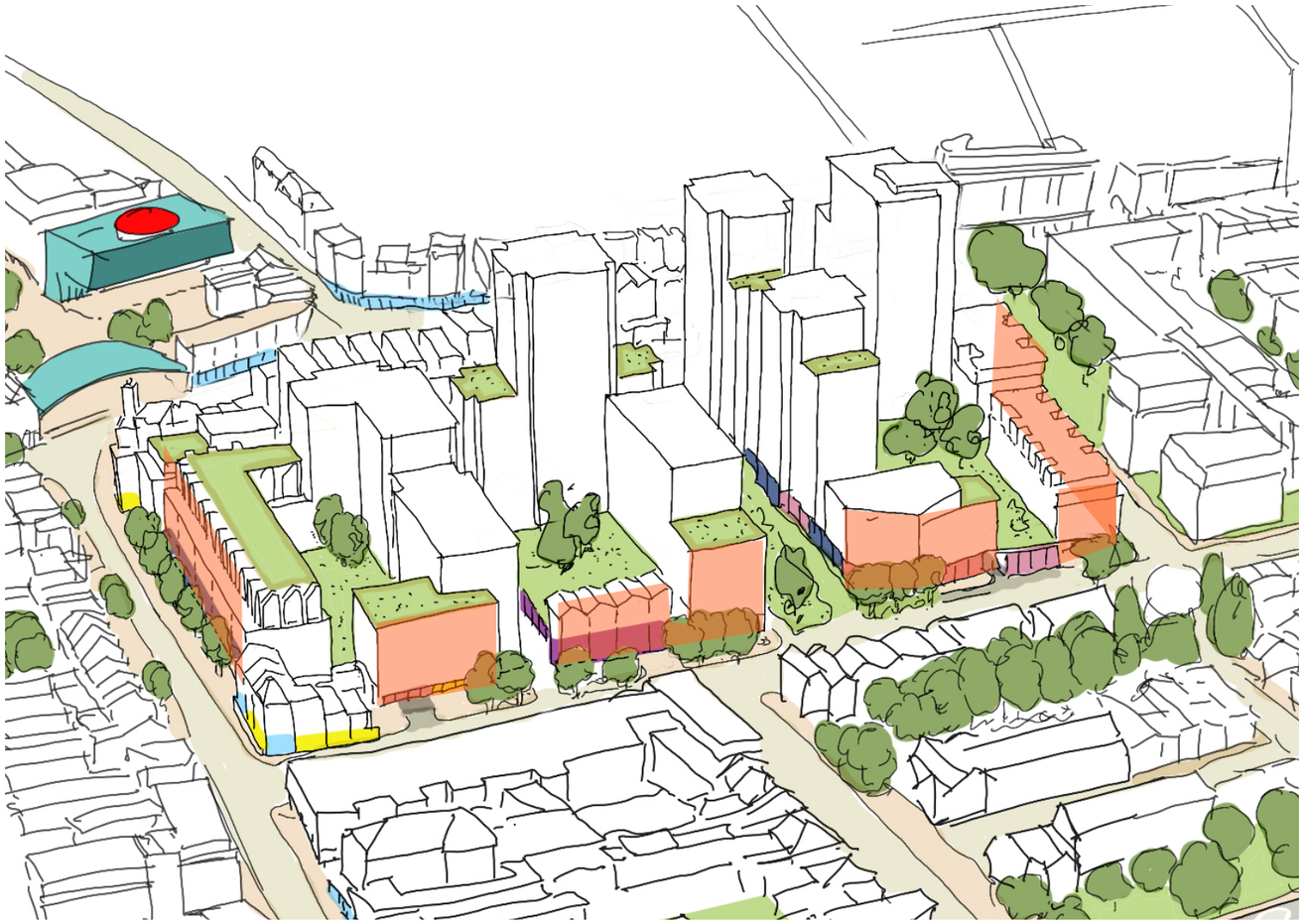
Setting buildings back from the existing building line will reveal more views to the clock tower

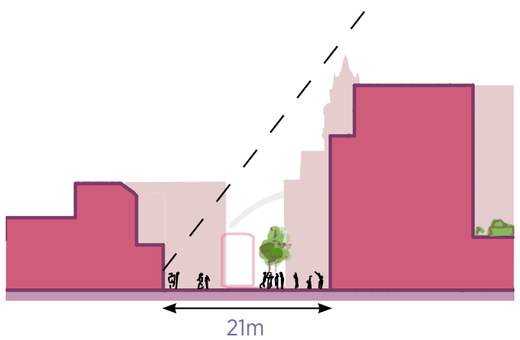


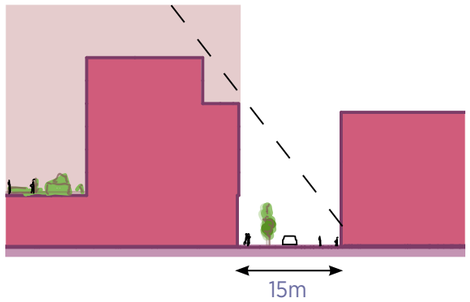
2: Immediate Neighbours

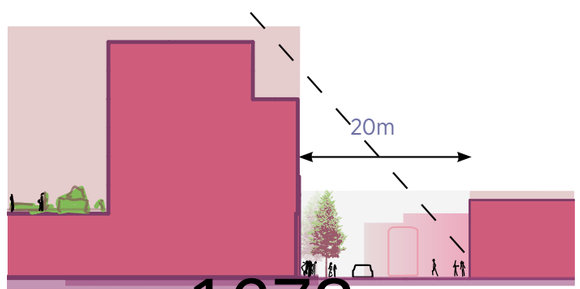
On three sides of the site parapets define an appropriate height for the buildings in relation to the neighbours opposite

In each case there are one or two floors above the parapet that are set back and will have articulation to define a roofscape









An appropriate height for these parapets will be informed by daylight and sunlight analysis

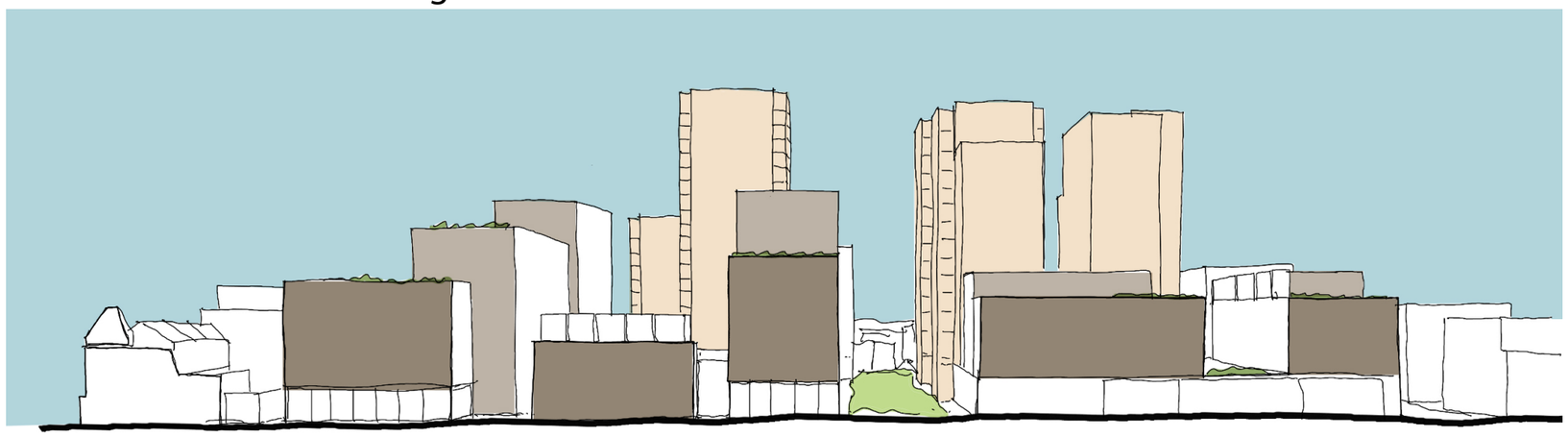
1673

Tall buildings Strategy: Layering

Hanover Park

Street and terraces buildings form the frontage onto Hanover Park. Mansion blocks sit in the centre of the site and for a shoulder around the taller buildings

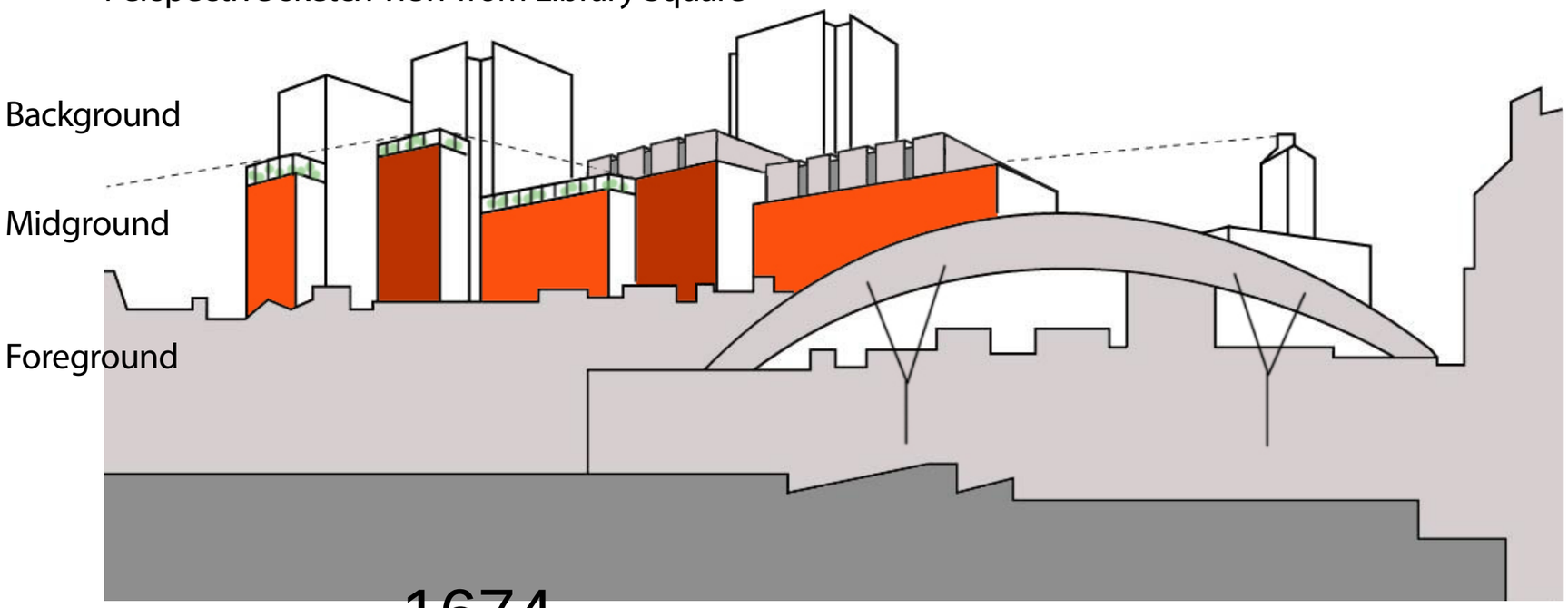
Hanover Park Elevation diagram



Backdrop to the Conservation Area

The mansion blocks and the lower shoulders to the tall buildings form a layer of mid-scale development to form a backdrop to the Conservations Area

Perspective sketch view from Library Square

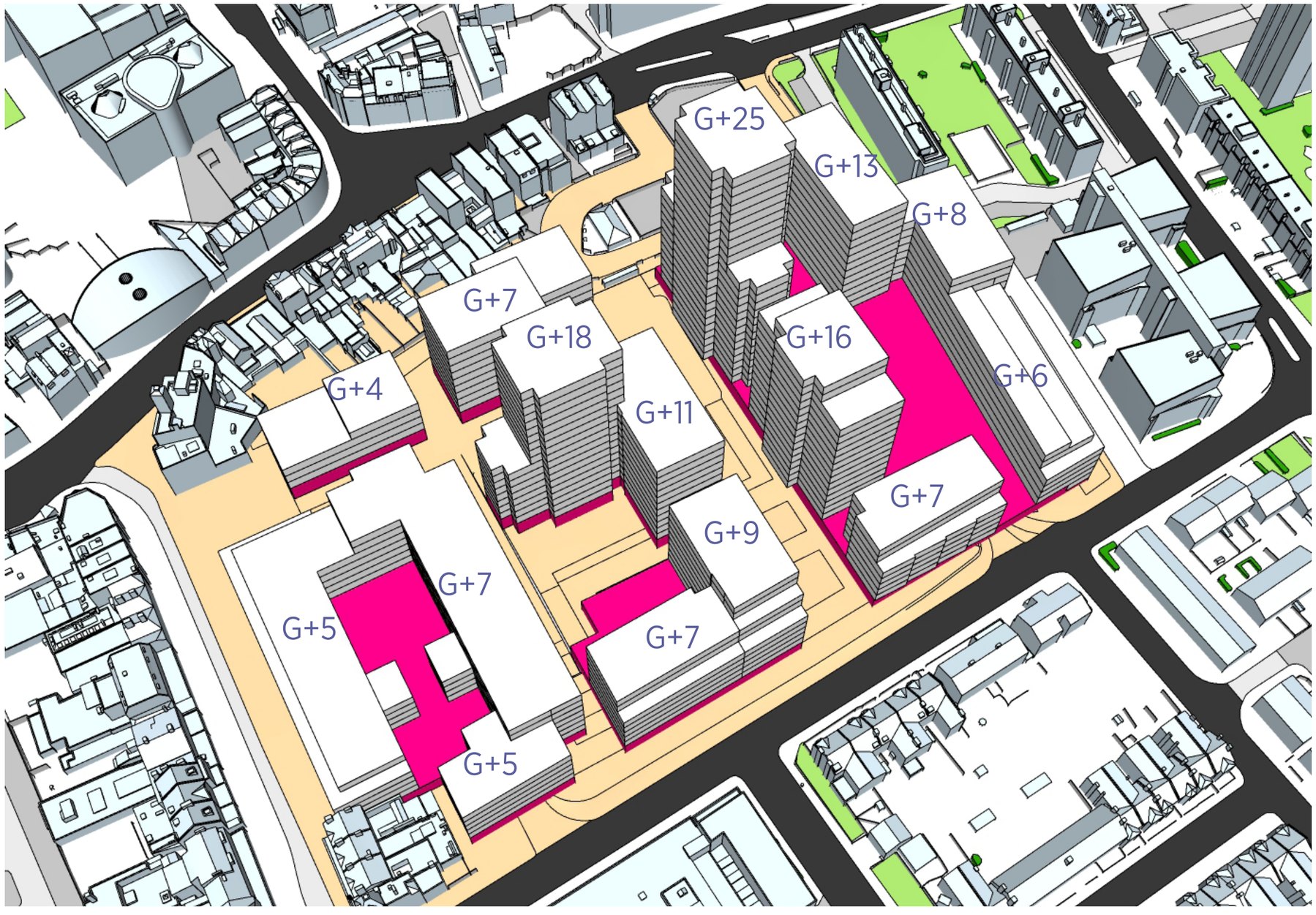


1674

Massing Diagram at Pre-app Meeting 3: 7th September 2022

Daylight impacts not measured by Point 2 Surveyors

Storey heights are stated as G+ the number of residential floors where G is two storeys



1675

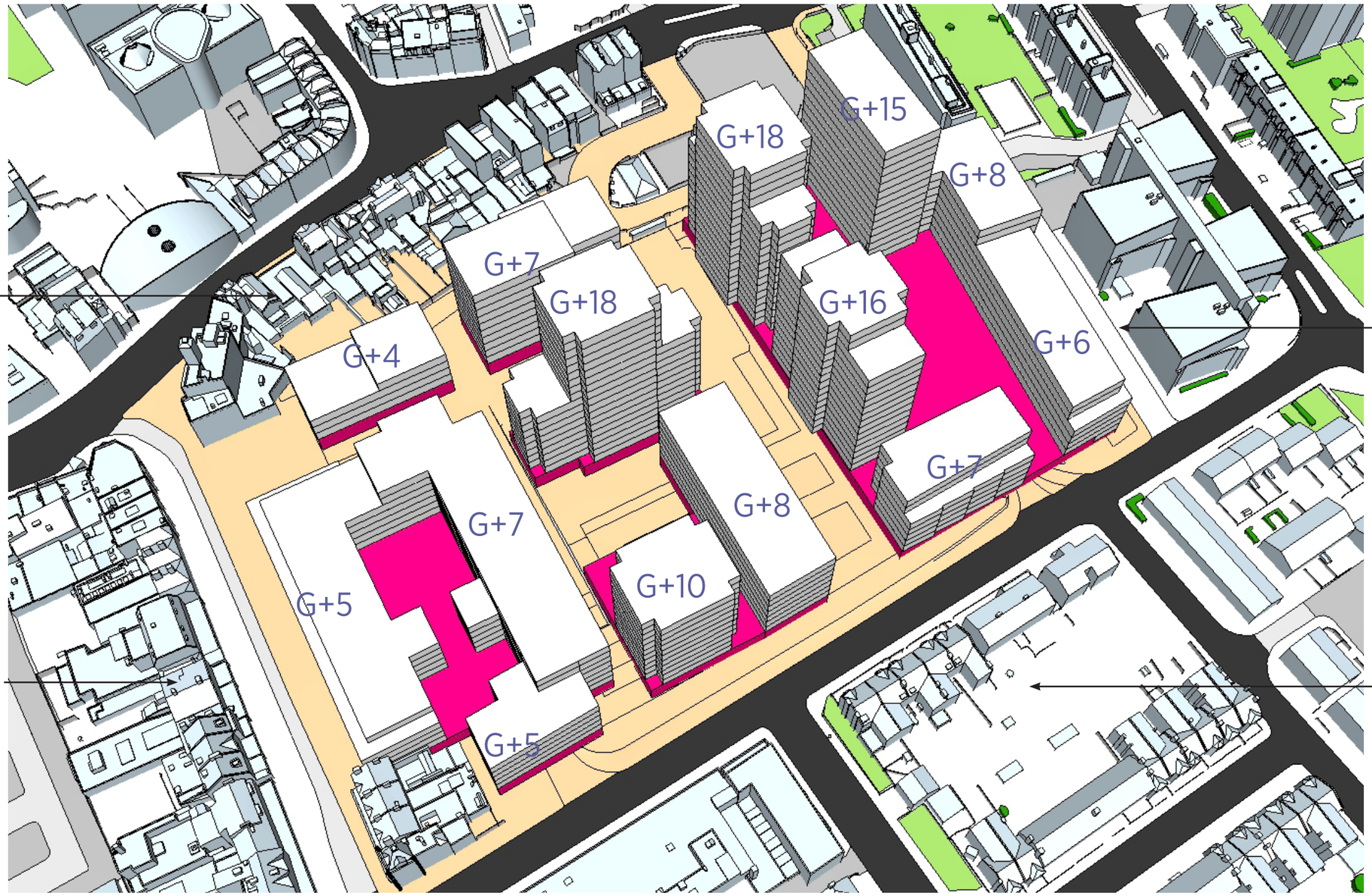
Massing Diagram at Technical Pre-app: 27th September 2022

Daylight impacts measured by Point 2 Surveyors: VSC = Vertical Sky Component

Storey heights are stated as G+ the number of residential floors where G is two storeys

Retained VSC acceptable to residential windows to rear of Peckham High Street

Retained VSC acceptable to residential on western side of Rye Lane



Purdon House faces bus stand and new massing has only partial impact on retained VSC

This massing has negative impacts to windows facing Mckerrell Road

This massing has negative impacts to windows facing Hanover Park

1676

Proposed Massing Option 1

1050 homes

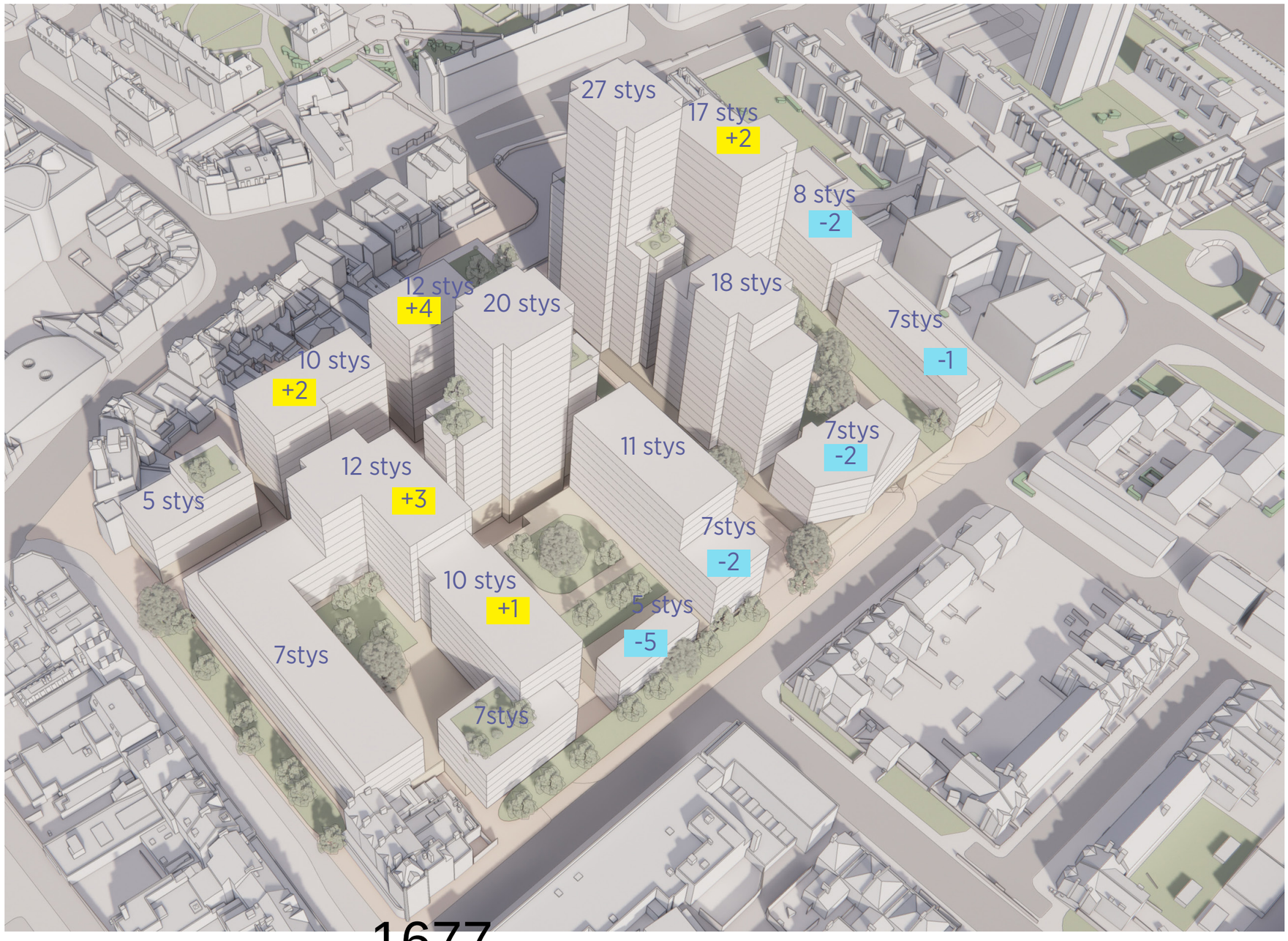
One building over 20 storeys, heights now stated as total number of storeys

Heights reduced on buildings next to Mckerrell Road & Hanover Park, improving sunlight into the development and daylight to surrounding properties

Height increased to buildings (C1, H1, N2 and N3) at the centre of the site, creating a “layering” of heights across the development. Height also increased to building M4

Key Plan





1677

Proposed Massing Option 2 - Preferred

1050 homes

No buildings over 20 storeys, heights now stated as total number of storeys

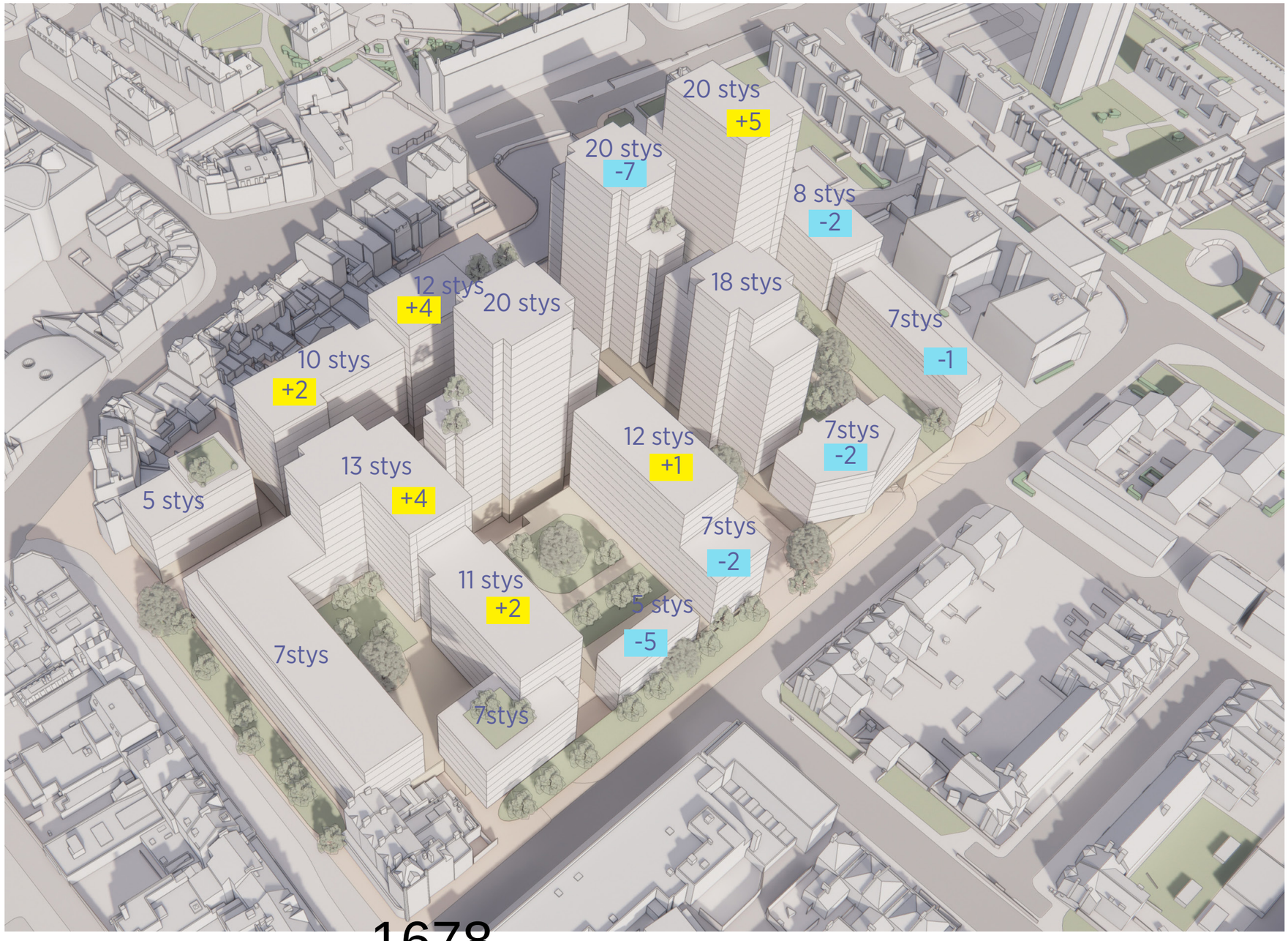
Heights reduced on buildings next to Mckerrell Road & Hanover Park, improving sunlight into the development and daylight to surrounding properties

Height increased to buildings (C1, H1, N2 and N3) at the centre of the site, creating a “layering” of heights across the development. Height also increased to building M4

Key Plan



Daylight impacts measured by Point 2 Surveyors for this option



1678

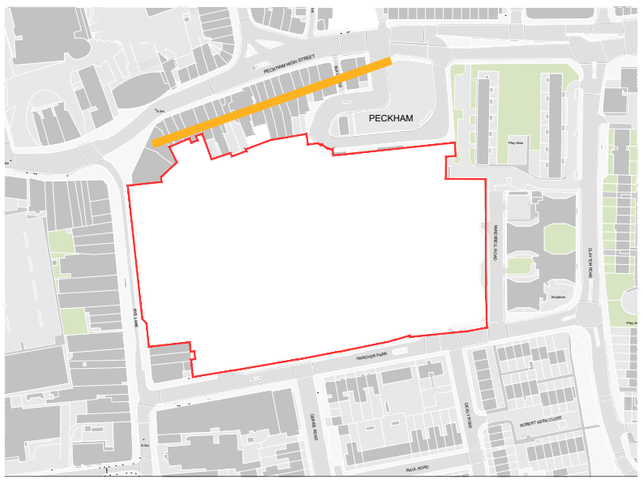
Peckham High Street Daylight Impacts

The buildings on Peckham High Street are flats above shops with windows facing the site. Point 2 Surveyors have recommended that the daylight loss as a result of our massing should be measured in VSC (vertical sky component) and should not fall below 15%.





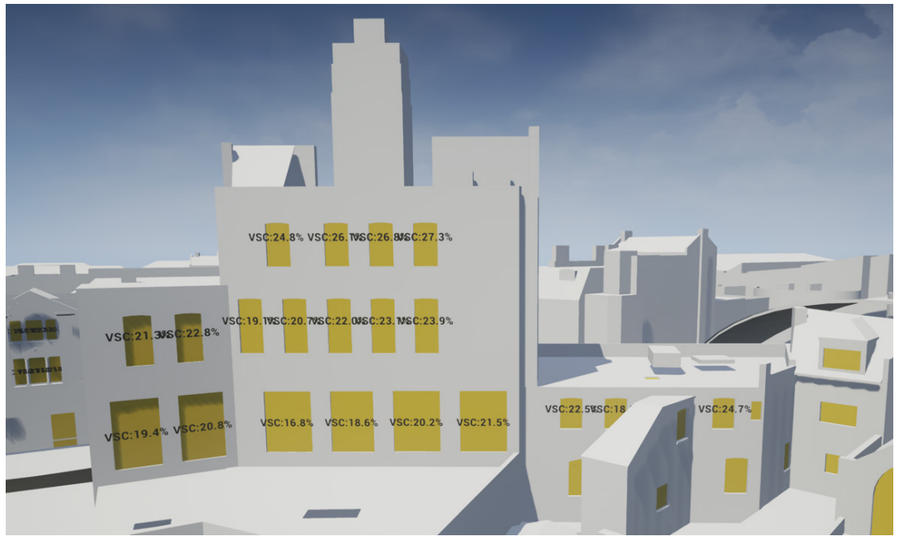




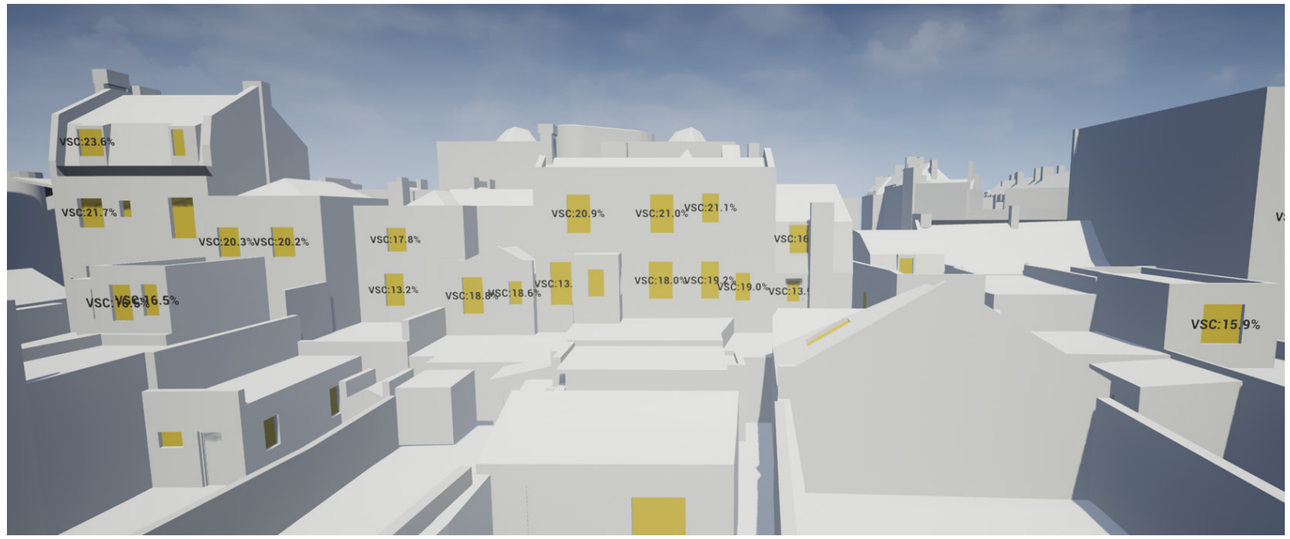
1679

Peckham High Street Results

66-78 Peckham High Street



86-104 Peckham High Street



106-122 Peckham High Street

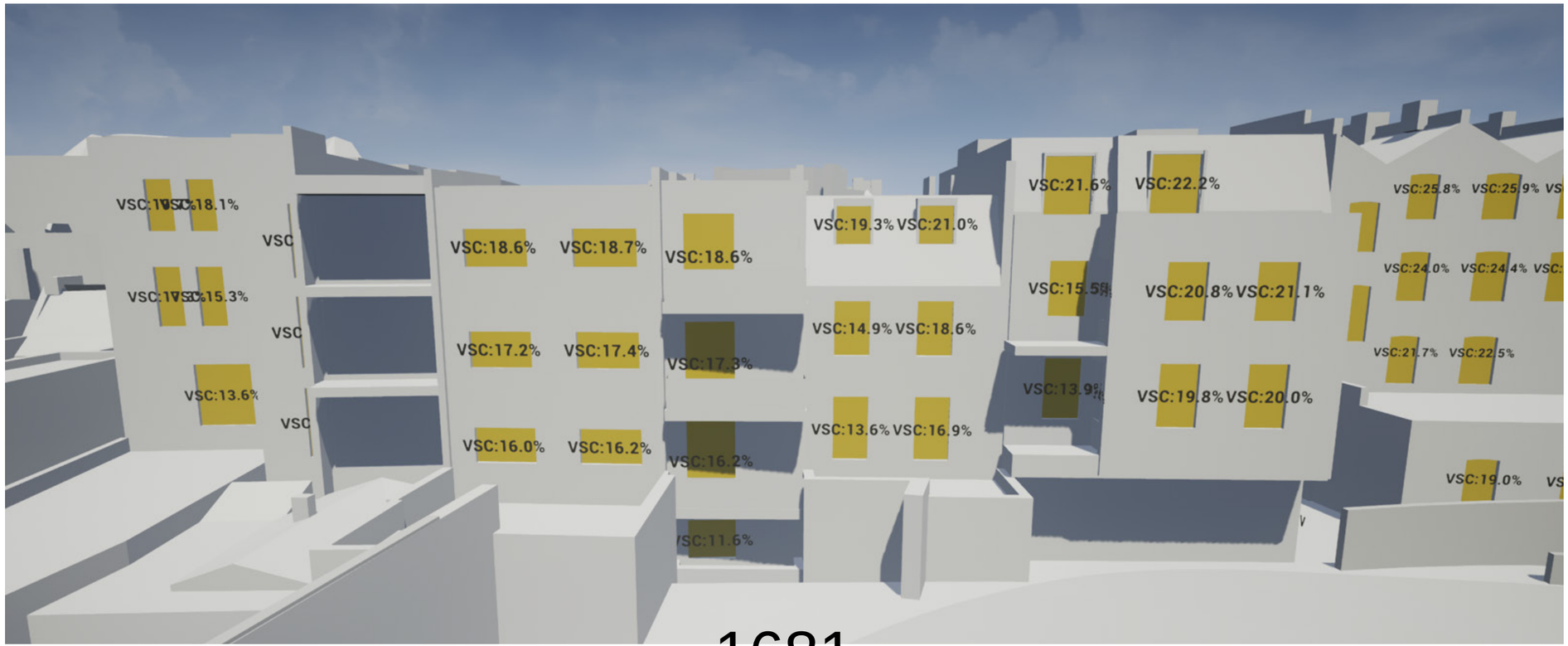


1680

Peckham High Street Results - no balconies assessment

BRE recommended 'No Balconies' assessment scenario shows the windows located underneath balconies and overhangs retaining generally good VSC levels in the proposed situation

106-122 Peckham High Street



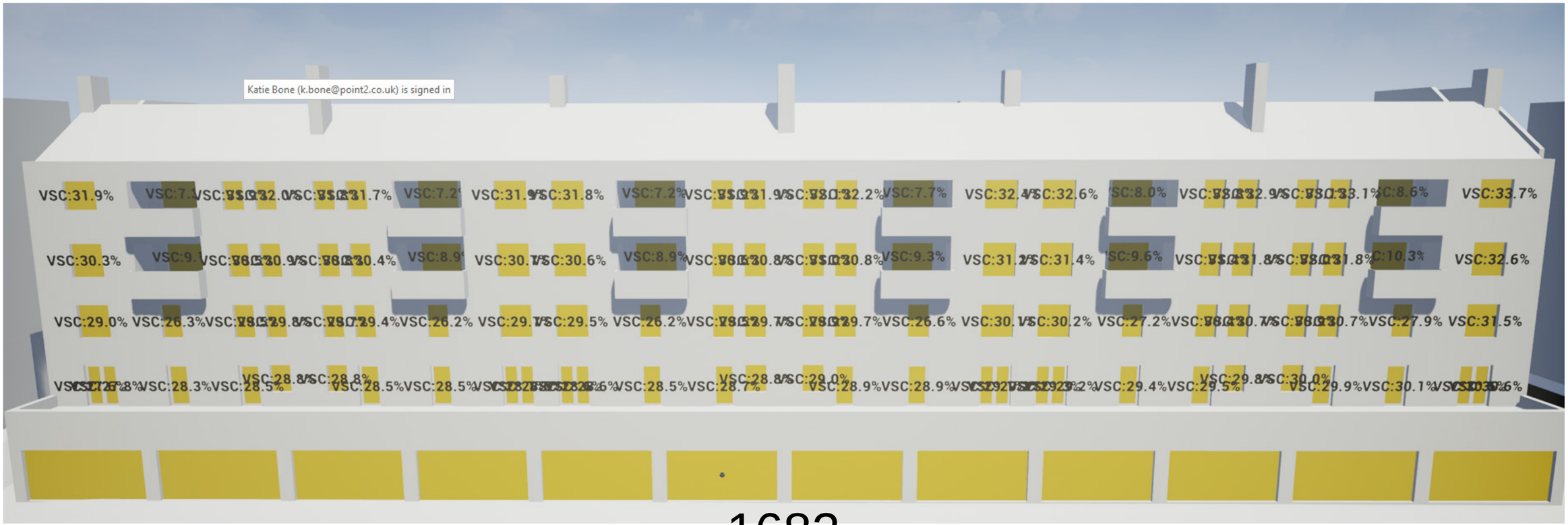
1681

Peckham High Street Results - Dunstall House

Recessed balconies design limit daylight to windows and rooms underneath/behind



Dunstall House



1682

Peckham High Street Results - Dunstall House - no balconies

BRE recommended ‘No Balconies’ assessment scenario results in excellent retained VSC values for windows situated behind recessed balconies. All windows retain between 30-33% VSC.
This demonstrates it is the balconies that are the predominant factor in daylight impact.



Dunstall House



1683

Rye Lane Daylight Impacts

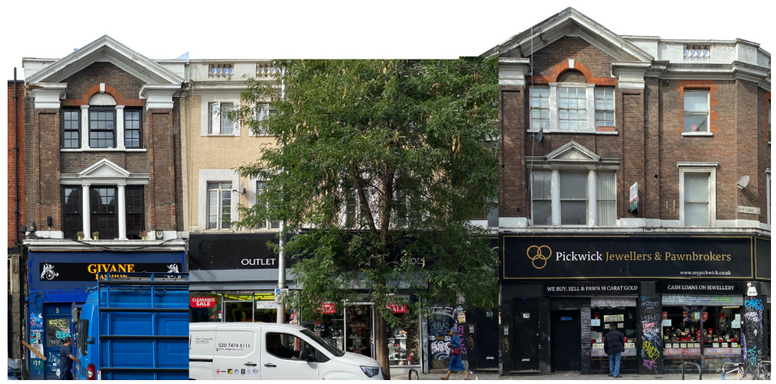
The buildings on Rye Lane are apartments above shops with windows facing the site. Point 2 Surveyors have recommended that the daylight loss as a result of our massing should be measured in VSC (vertical sky component) and should not fall below 15%.

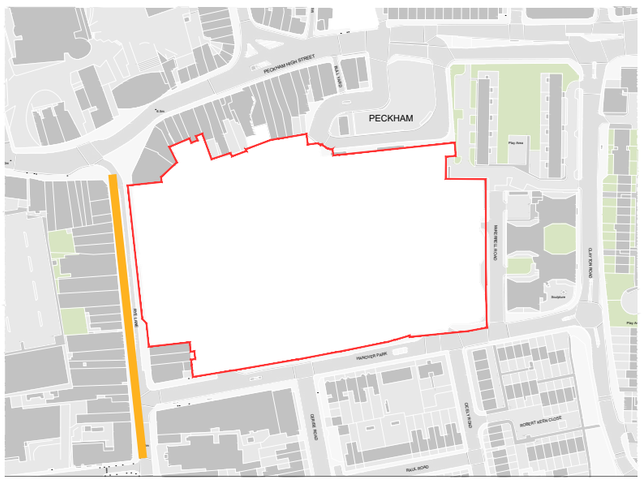












1684

Rye Lane Results

66-78 Peckham High Street



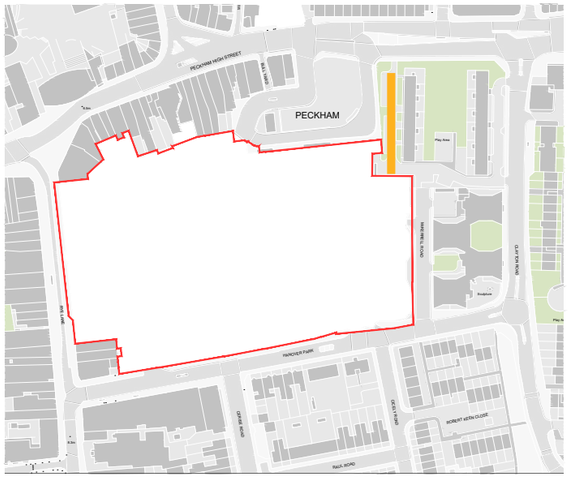
1685

Purdon House Daylight Impacts

Purdon House is to the north east of the site. The bathroom and WC windows have not been assessed, ony kitchen windows. The majority of the facade faces the bus station, and the proposed massing therefore only affects the windows at the southern end.

Furthermore Purdon House has access decks which limit daylight to windows and rooms below and behind. An assessment that looks at VSC without the access decks would show adequate retained levels.





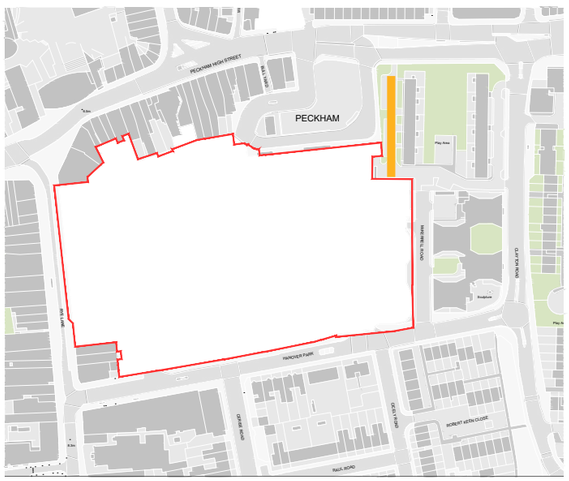


Purdon House Daylight Impacts - no balconies assessment

BRE recommended ‘No Balconies’ assessment scenario results in very good retained VSC levels. All windows retain above the higher threshold of 18%.

Retained values between 19.8% and 26.9% for impacted windows.





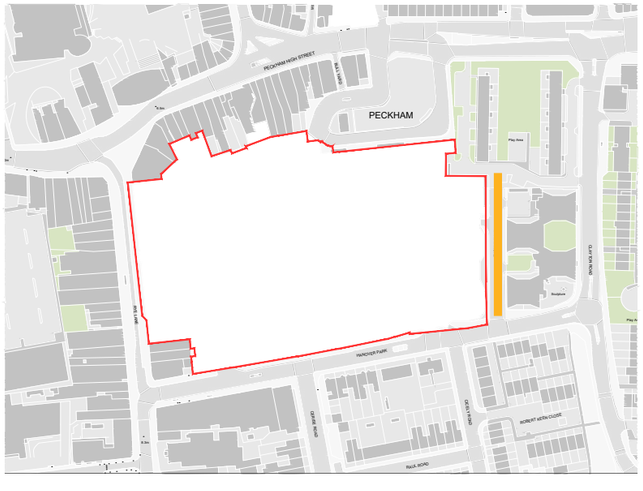


1687

McKerrell Road Daylight Impacts

The buildings on McKerrell Road are apartment blocks that sit on their boundary edge with windows facing the site. Point 2 Surveyors have recommended that the daylight loss as a result of our massing should be measured in VSC (vertical sky component) and should not fall below 15%. This figure was agreed with the Southwark.





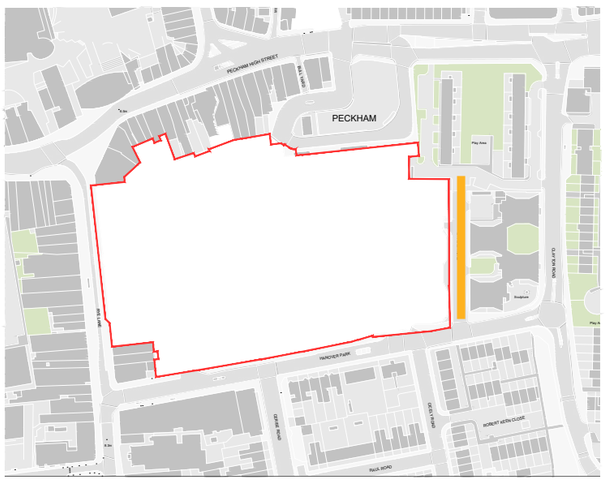
View looking north on McKerrell Road

1688



McKerrell Road Results

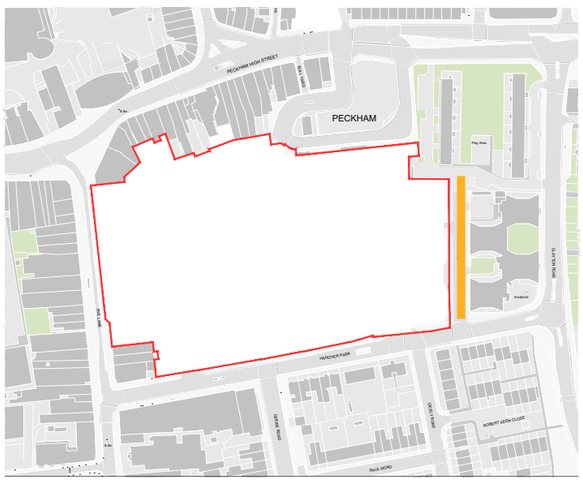
McKerrell Road to 81 Hanover Park, is directly opposite the site. The majority of the wndows in the site facing facades retain good VSC levels. A small number of windows fall below the 15% alternative target value. A number these windows are serving dual aspect rooms, therefore VSC to these rooms as a whole will be higher than the values shown. The small overhanging balconies will limit daylight to the windows underneath.

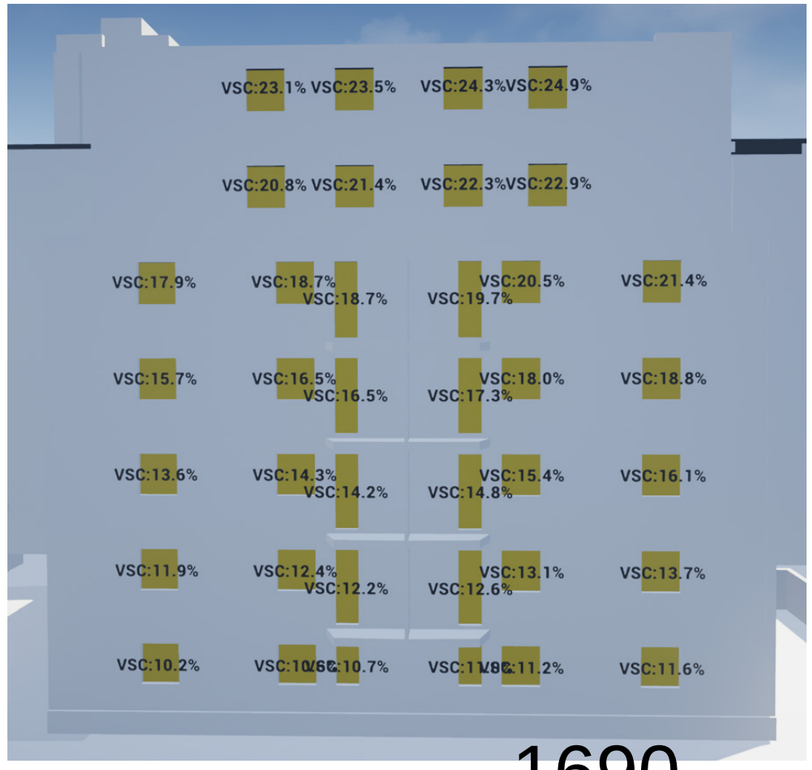

PECKHAM HIGH STREET
PECKHAM
PLAY AREA
PLAY AREA
PLAY AREA

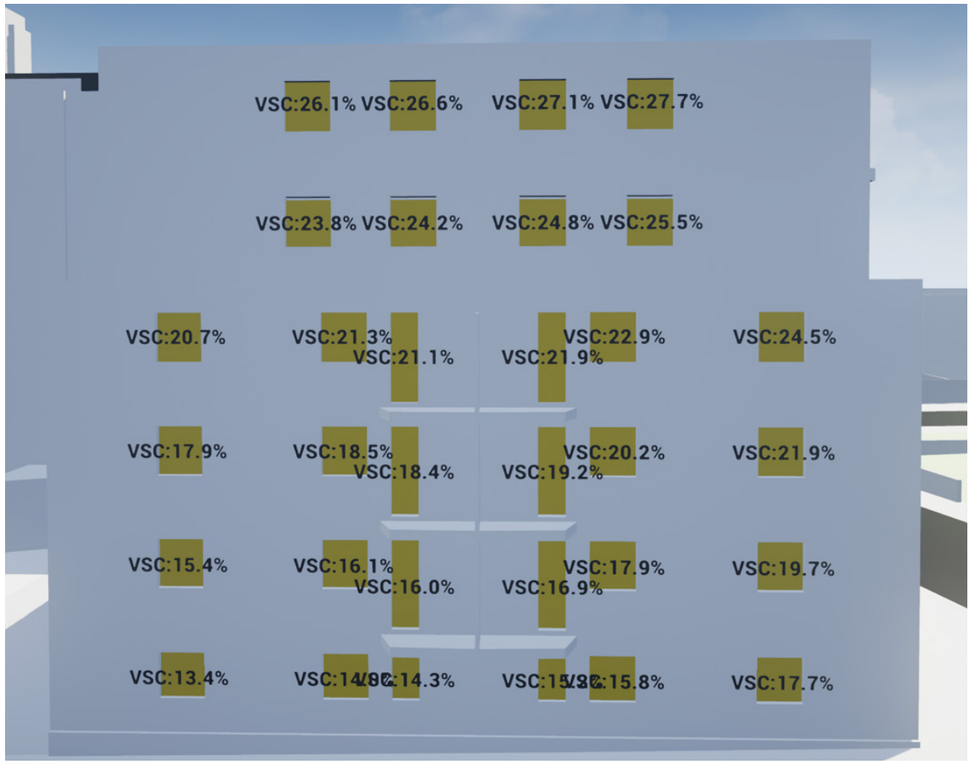
McKerrell Road Results- no balconies assessment

BRE recommended ‘No Balconies’ assessment scenario results in good retained levels of c.15% to the windows in the centre of the southern façade, located underneath existing overhanging balconies

For the northern façade, a small number of windows at ground, first and second floor fall below the alternative 15% target. Windows at third floor and above exceed the target.







1690

Hanover Park Daylight Impacts

The buildings on Hanover Park are apartment blocks and houses with windows facing the site. Point 2 Surveyors have recommended that the daylight loss as a result of our massing should be measured in VSC (vertical sky component) and should not fall below 18%. This figure was agreed with the Southwark.

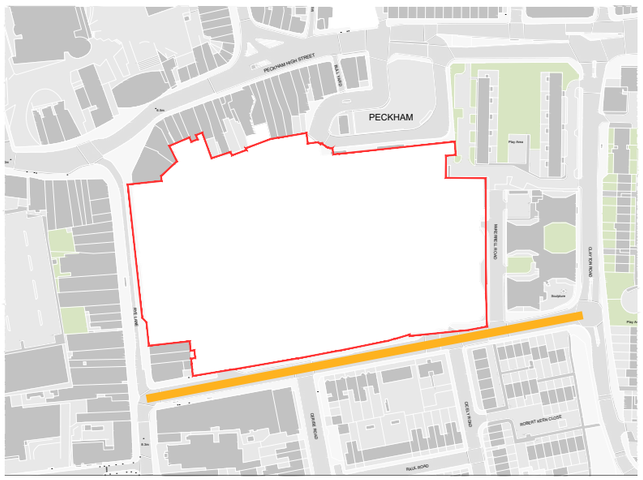










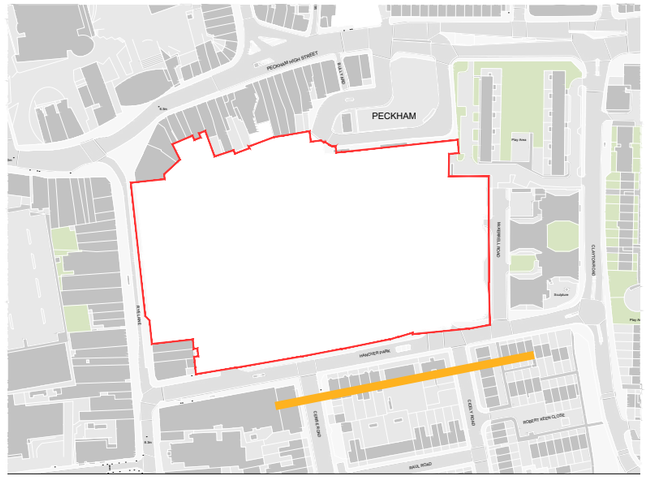


View looking west on Hanover Park

1691



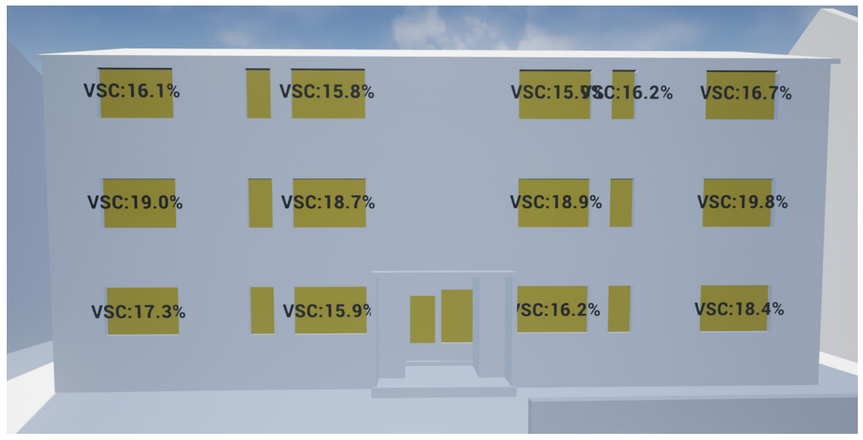
Hanover Park Results



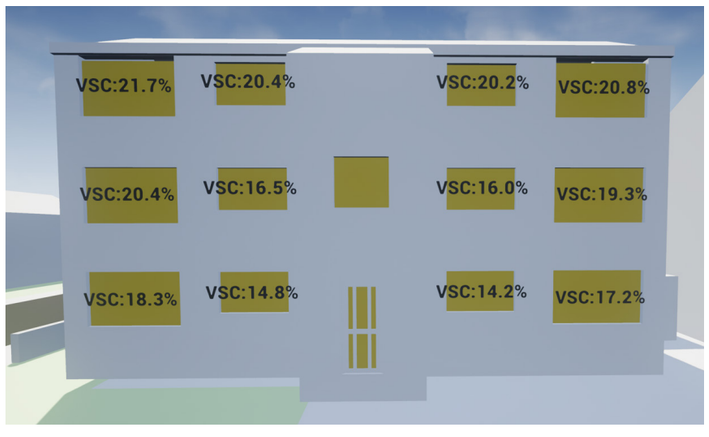
44-46 Hanover Park



40 Hanover Park



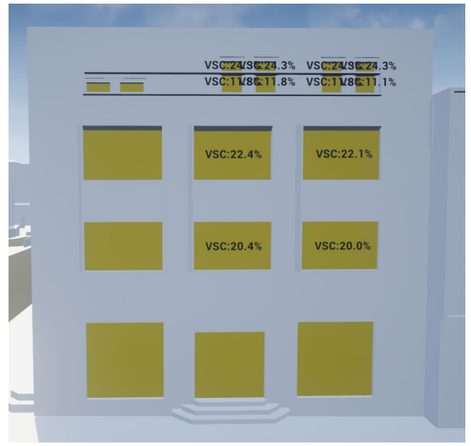
30-36 Hanover Park



20-28 Hanover Park



14-16 Hanover Park



1692

Sunlight Analysis Within the Site

It is expected that all amenity spaces and playspaces should pass the BRE sunlight threshold of 50% of the space receiving at least two hours of sunlight on the 21st March. All amenity spaces and the linear park pass the BRE sunlight test.

21st March

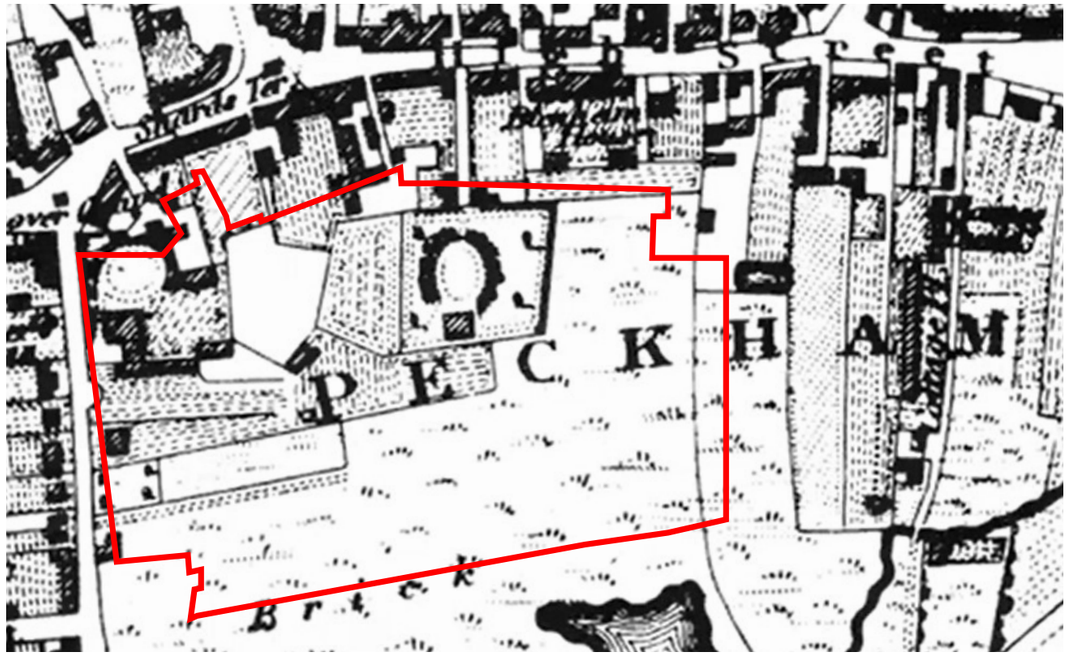
21st June



1693

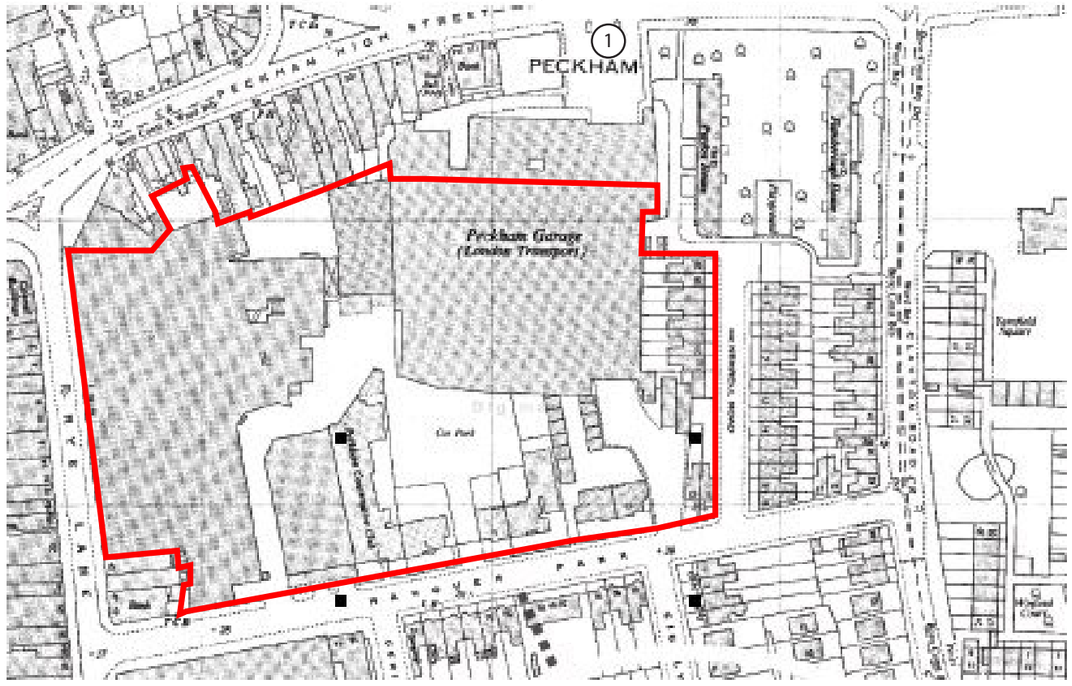
Context over time

1830 - Peckham High Street and Rye Lane Established





1830 - Peckham High Street and Rye Lane Established

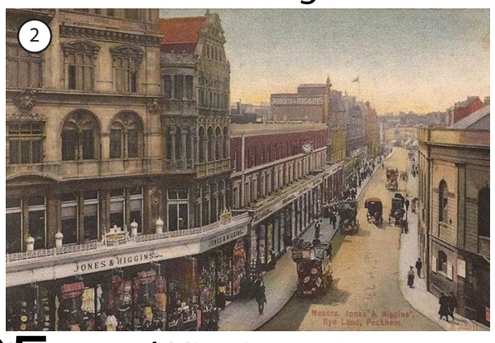


1960 - Peckham Bus Garage on site

1920 - Jones and Higgins on site as well as Terraced Houses lining McKerrell Road and Hanover Park



Peckham Bus Garage - 1980's



Jones and Higgins - 1906

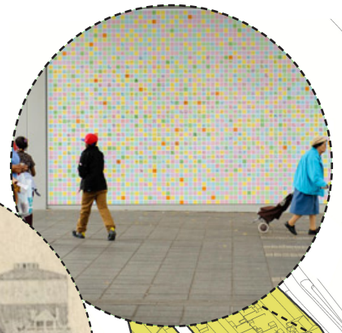


Terraced homes on Hanover Park

1695

Peckham Character







Peckham High Street

Mix of architectural styles
Brick, portland stone, painted brick
Heights vary from 1 to 4 stories
Variety of roof forms
Vibrarnt colours & Graffiti
Lots of signage

McKerrell Road

Mixed Residential Street
Predominantly 6 & 7 Stories
Lack of containment of the street



Rye Lane

Heights vary from 1 to 4 stories
Variety of roof forms
Vibrarnt colours & Graffiti
Predominantly Brick
Independent retail, stalls, restaurants

Hanover Street

Heights vary - 2 to 3 stories
Variety of roof forms
Predominantly Red Brick
Predominantly Residential





Key

- Retail/F&B
- Residential
- Community/Culture
- Yard Space





Peckham Contemporary Architecture

1. The Rye Apartments - Tikari Works
2. 95 Peckham Road - Peter Barber Architects
3. Corner House Peckham - 31/44 Architects
4. Peckham Place - Jestico + Whiles
5. Peckham Library - Will Alsop
6. Mountview - Carl Turner Architects
7. Flaxyard & Sumner House - Levitt Bernstein and East













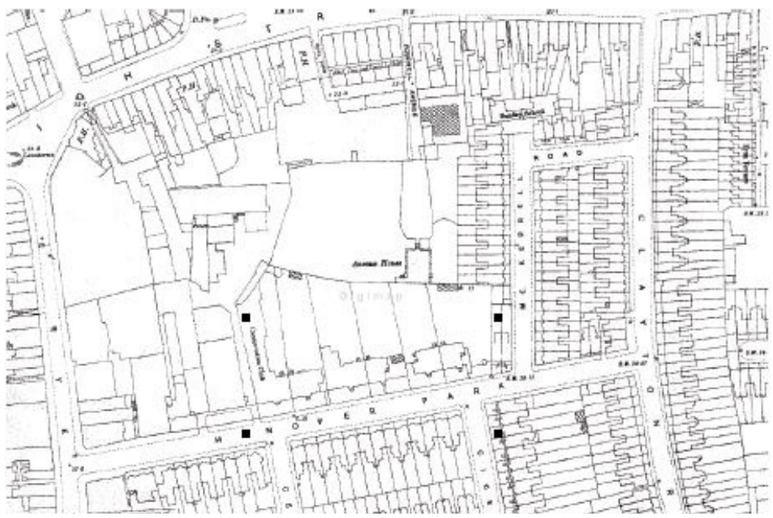


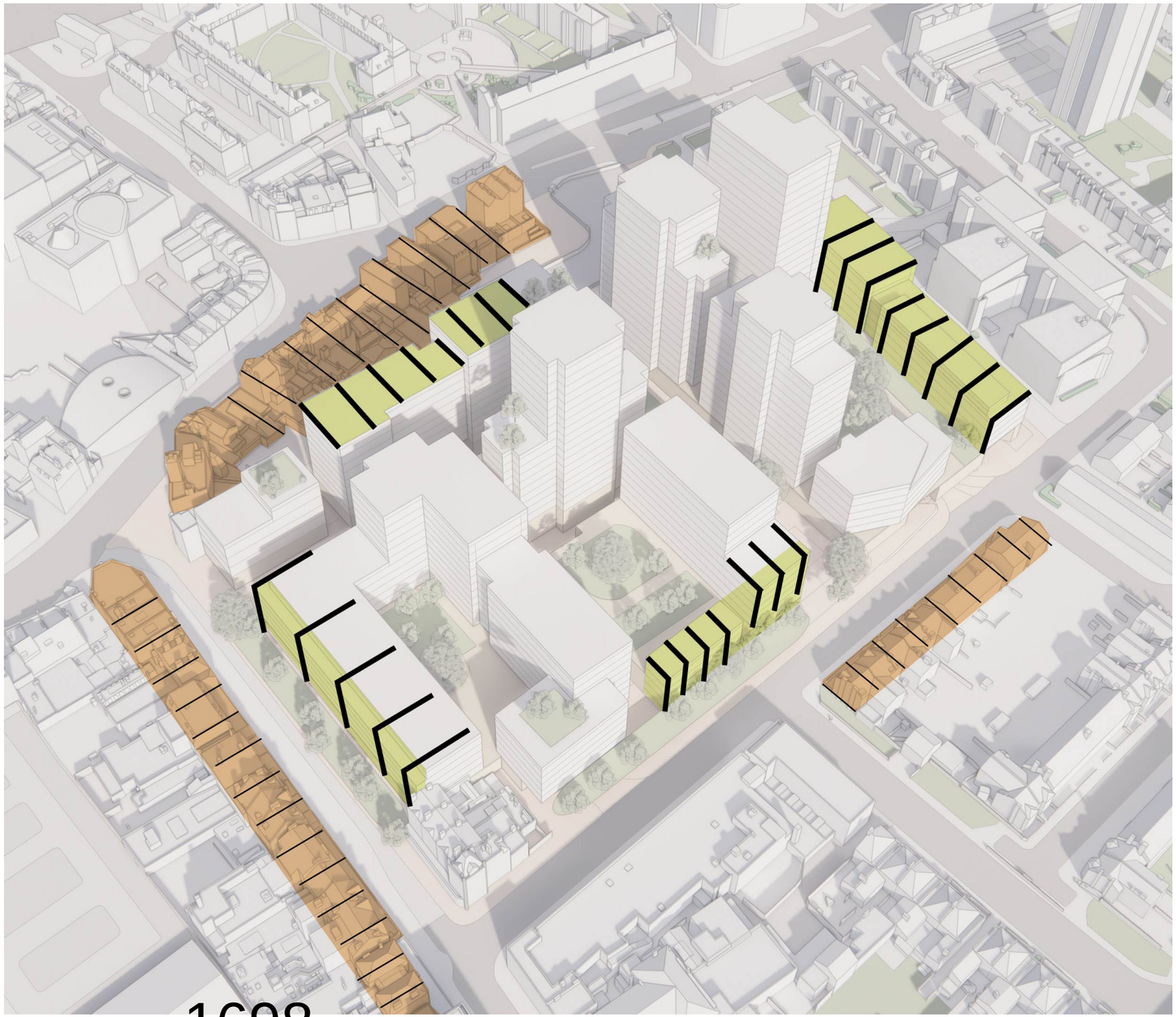
1697

Residential Character Concepts

The surrounding context has narrow plot widths defining a vertical rhythm of terraces properties. Historically McKerrell Road also had this typology

Historic Map of the site



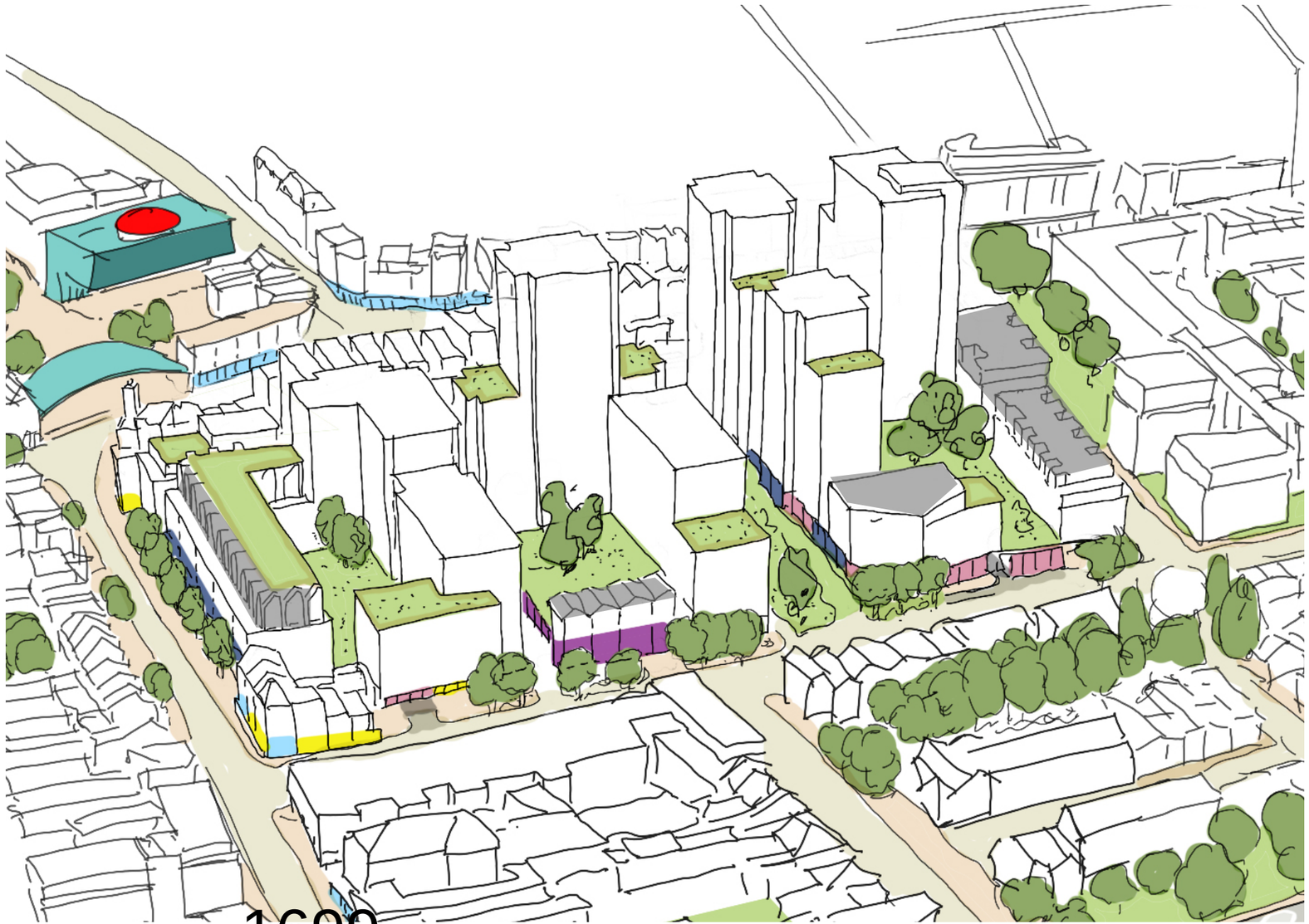


1698

Residential Character Concepts

The surrounding context contains a variety of roof types and forms. The rooftops will need to provide access for amenity space as well as creating interesting forms on the skyline

Amenity roofs
Articulated roofs





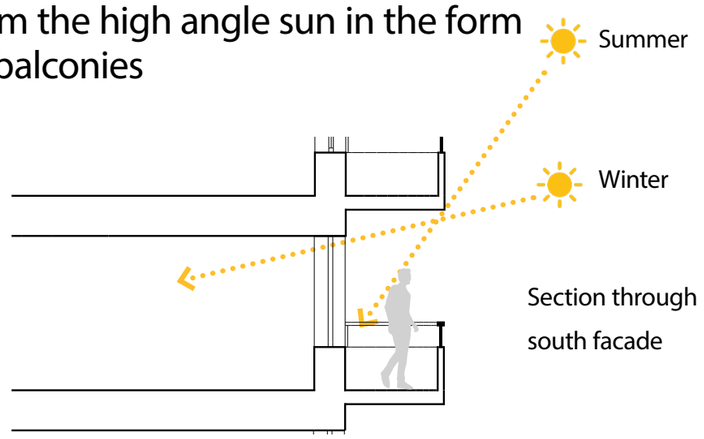


1699

Residential Character Concepts

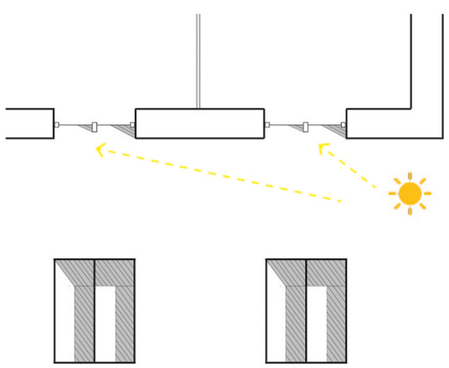
Passive solar design will influence the west and south facades of each building.

South facades will require shading from the high angle sun in the form of balconies



Section through south facade

West facades will require shading from the high angle south westerly sun in the form of reveals



Plan of west facade

Elevation of west

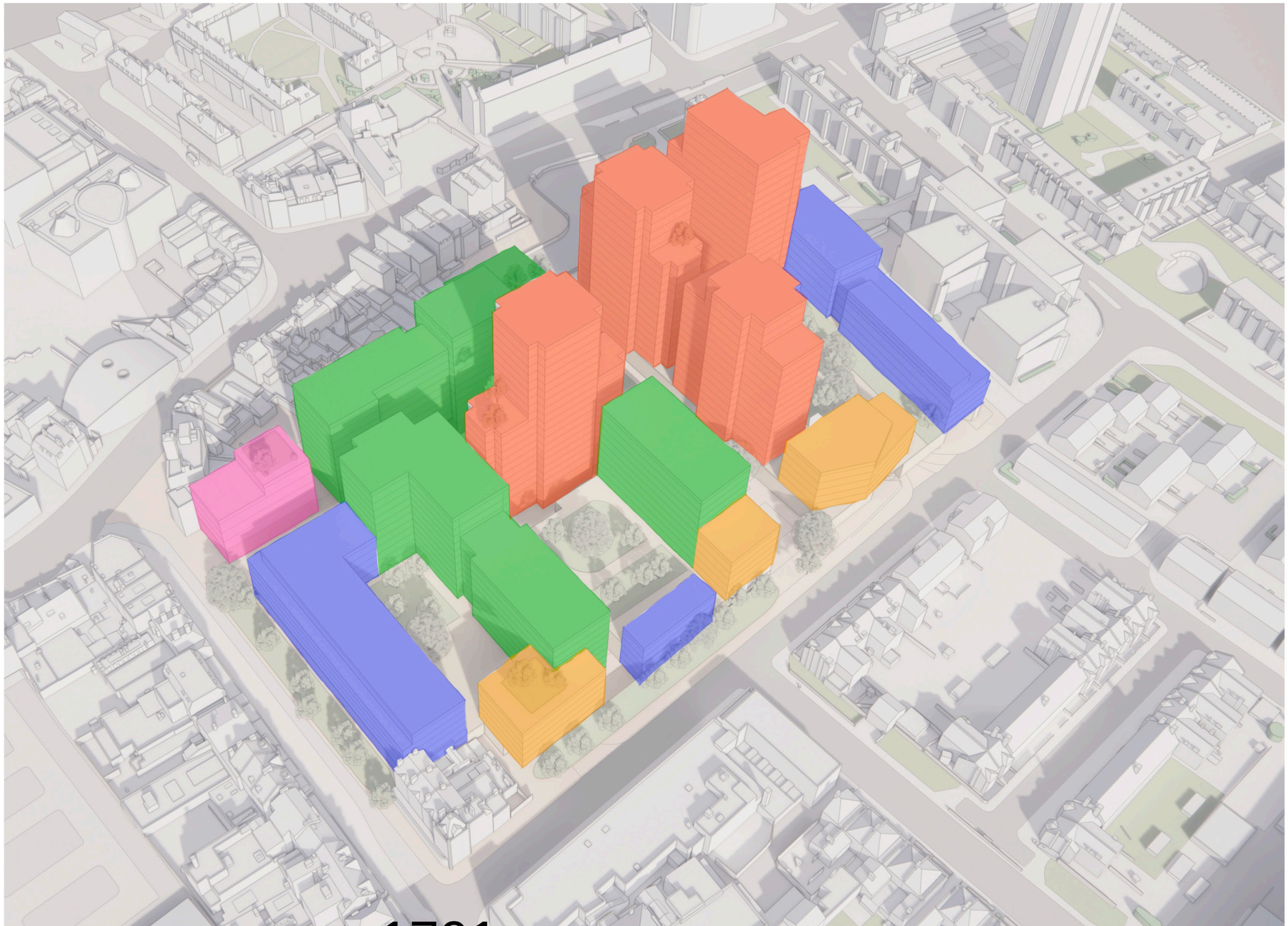
West Facing Facades
South Facing Facades



1700

Masterplan Coding

The masterplan provides an opportunity to create a family of buildings of differing scales and characters. The tall buildings will share many characteristics and at the site adge a different architectural approach will be taken to create buildings that define street edges and reflect the surrounding character.



Tall Buildings

Mansions Blocks

Street Buildings

Terraces

1701

Masterplan Coding

Tall buildings

18-20 storeys

Gridded facades

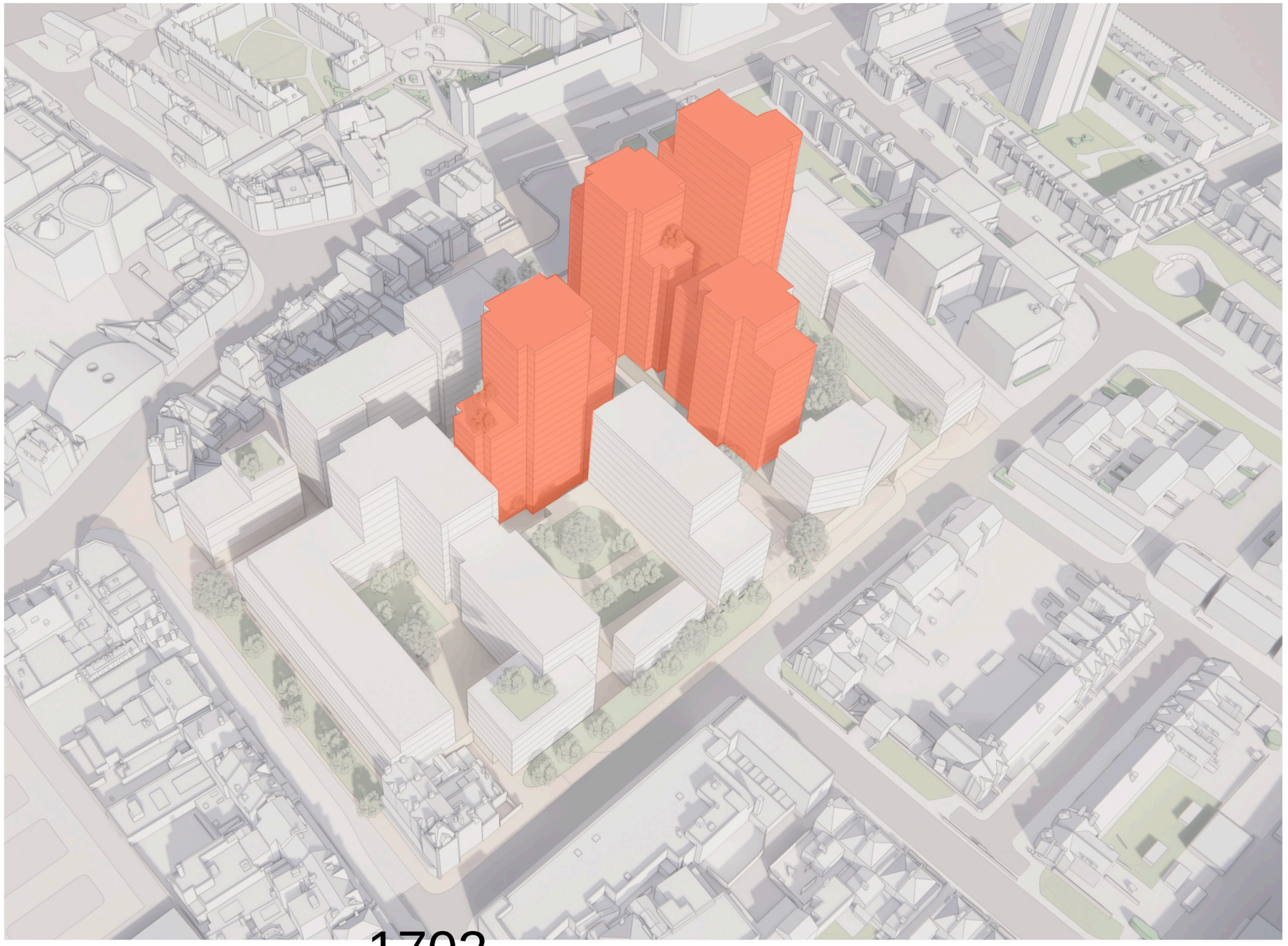
Vertical proportions

Square corner balconies

Typical example







1702

Masterplan Coding

Mansion blocks

8-13 storeys

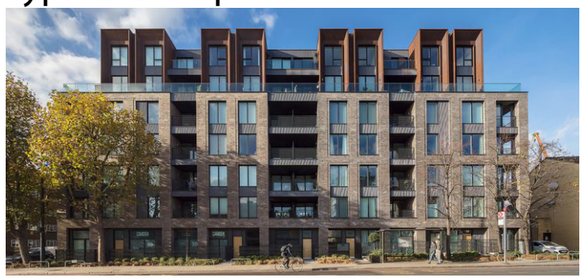
Punched window facades

Stacked floors

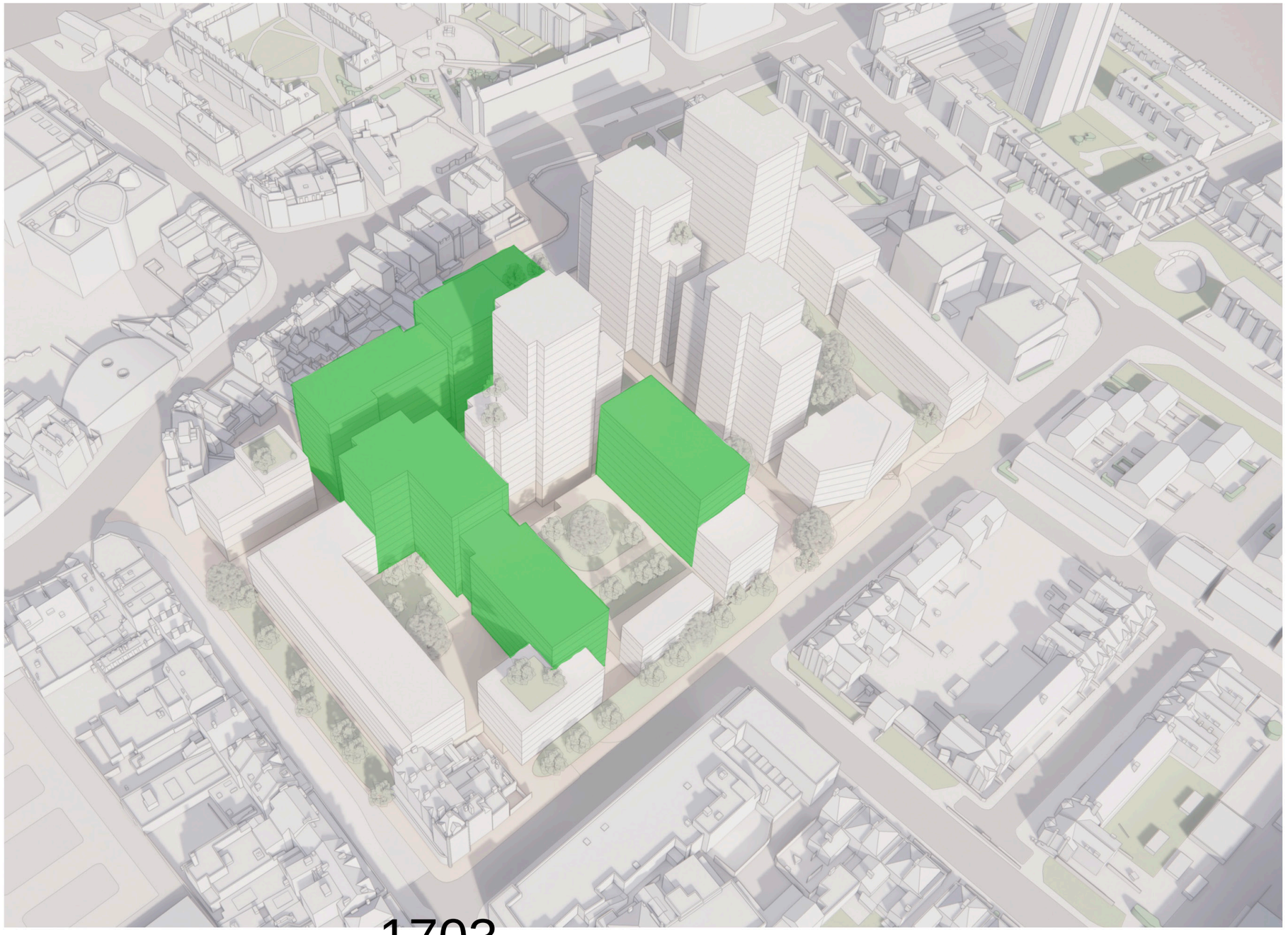
Forming a shoulder to the towers

Linear blocks addressing the streets within the masterplan

Typical example







1703

Masterplan Coding

Street Buildings

7-8 storeys

Punched window facades

Top floors set-back

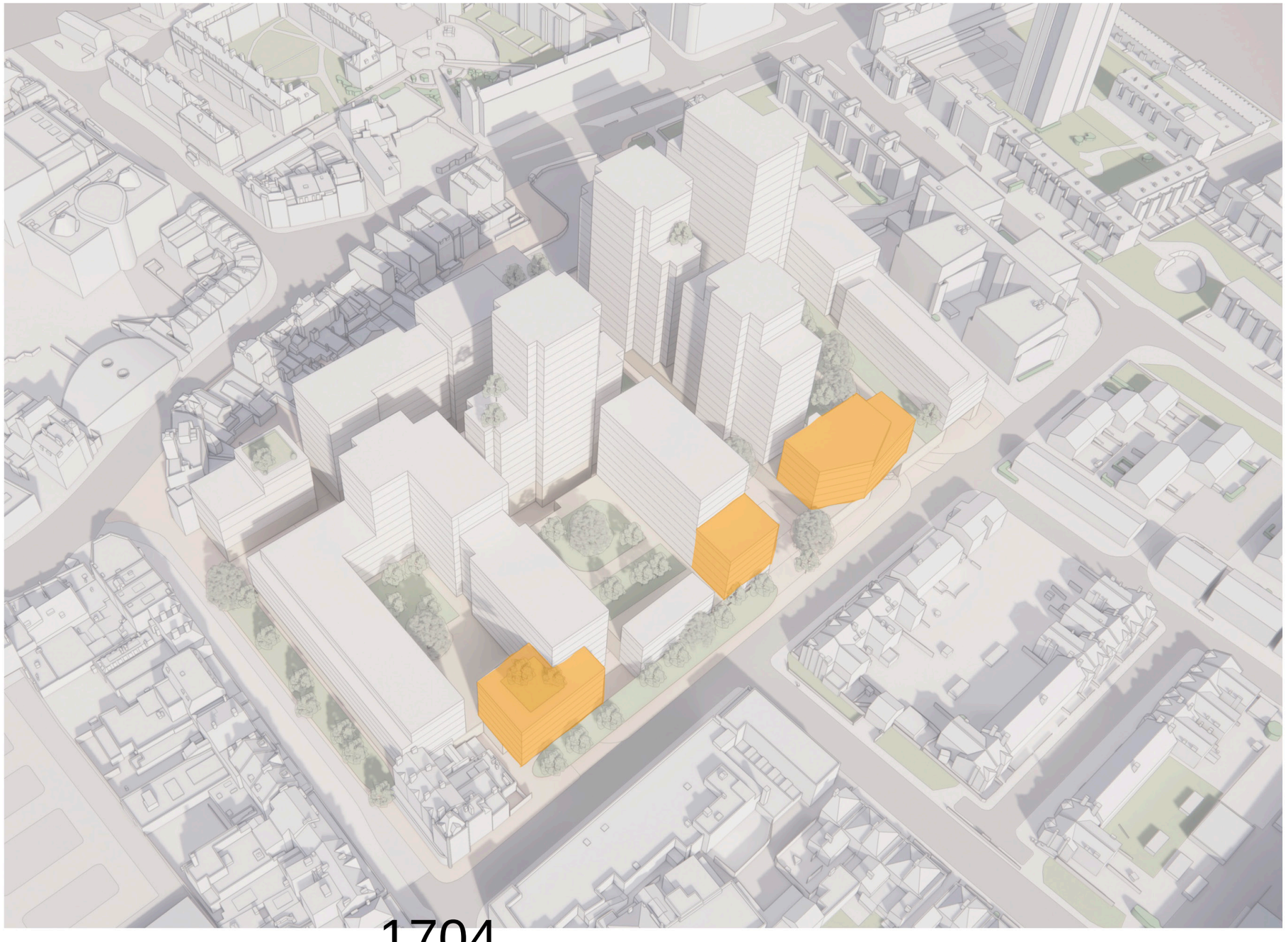
Addressing scale of Hanover Park

Articulate roofs

Typical example







1704

Masterplan Coding

Terraces

5-7 storeys

Punched window facades

Top floors set-back

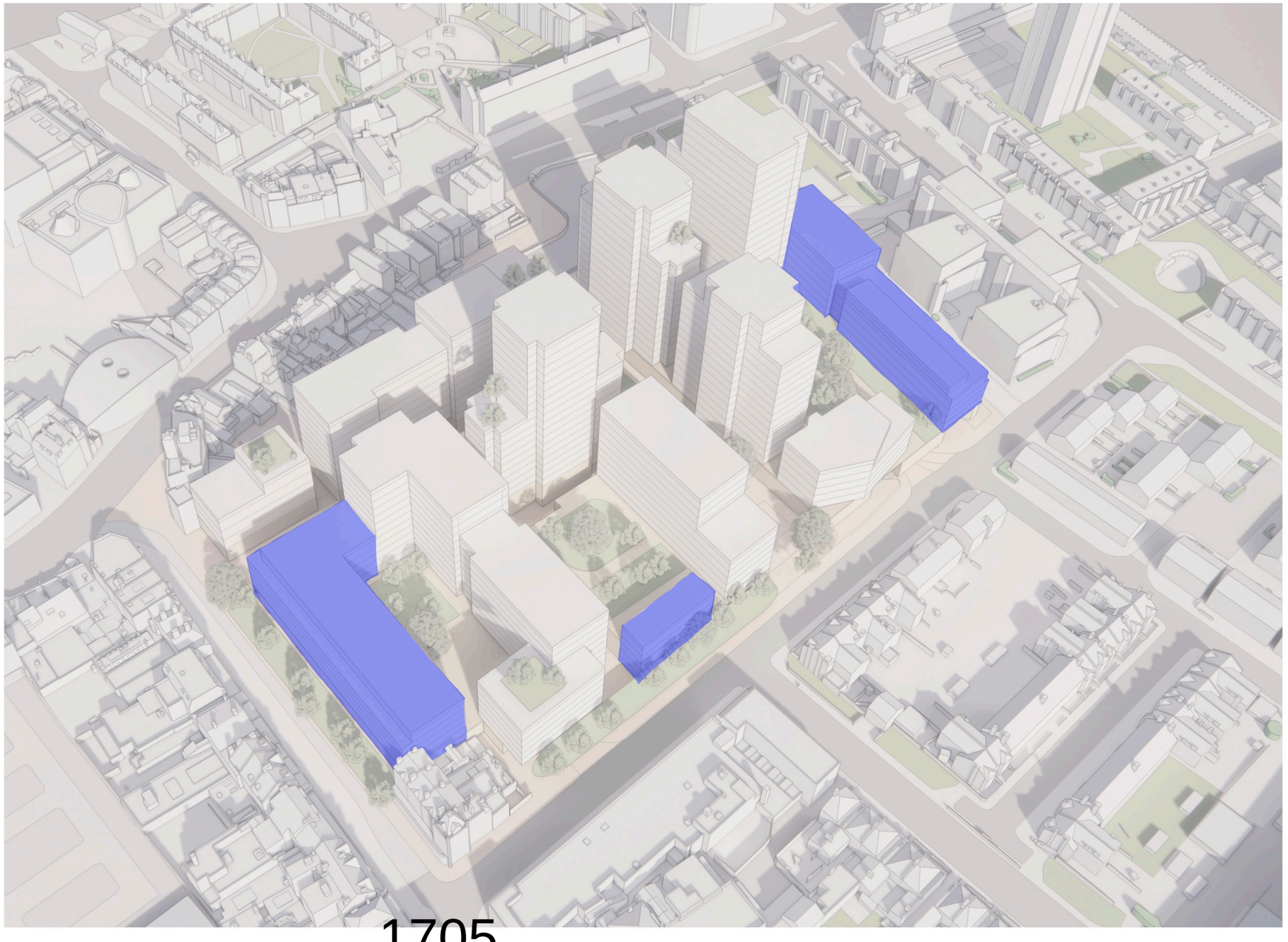
Vertical rhythm

Articulate roofs

Typical example

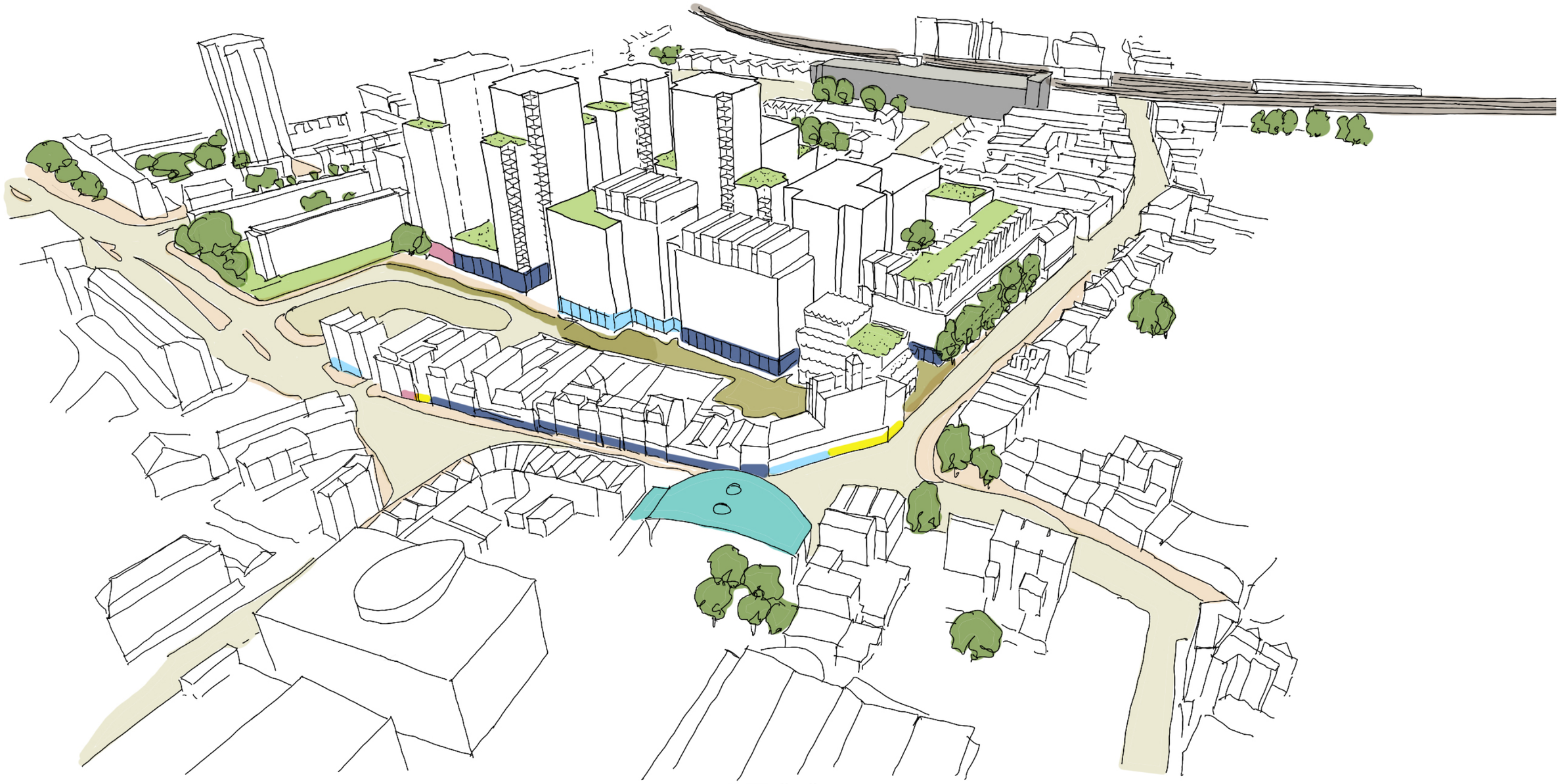






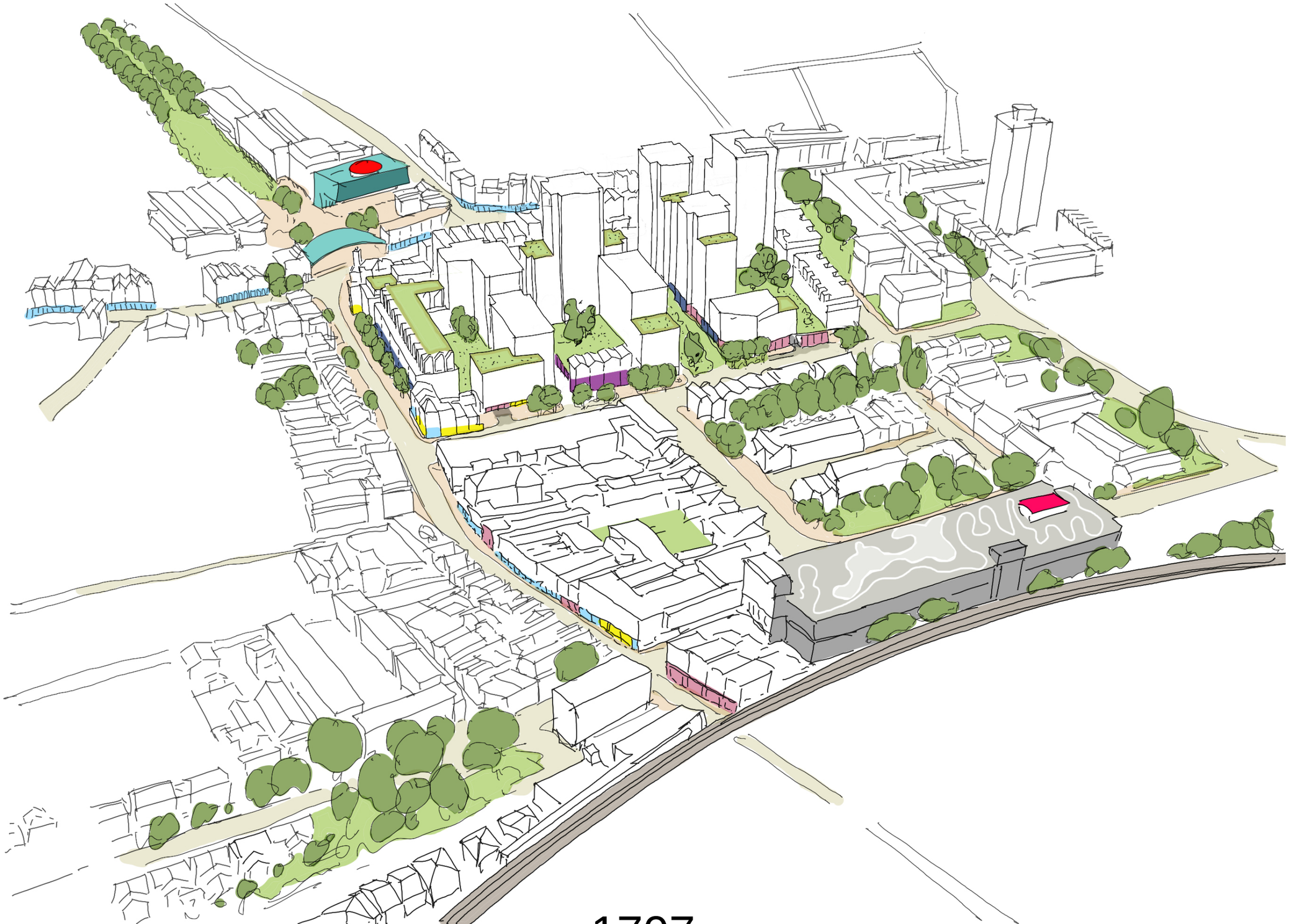
1705

Aerial View from North East



1706

Aerial View from South West



1707

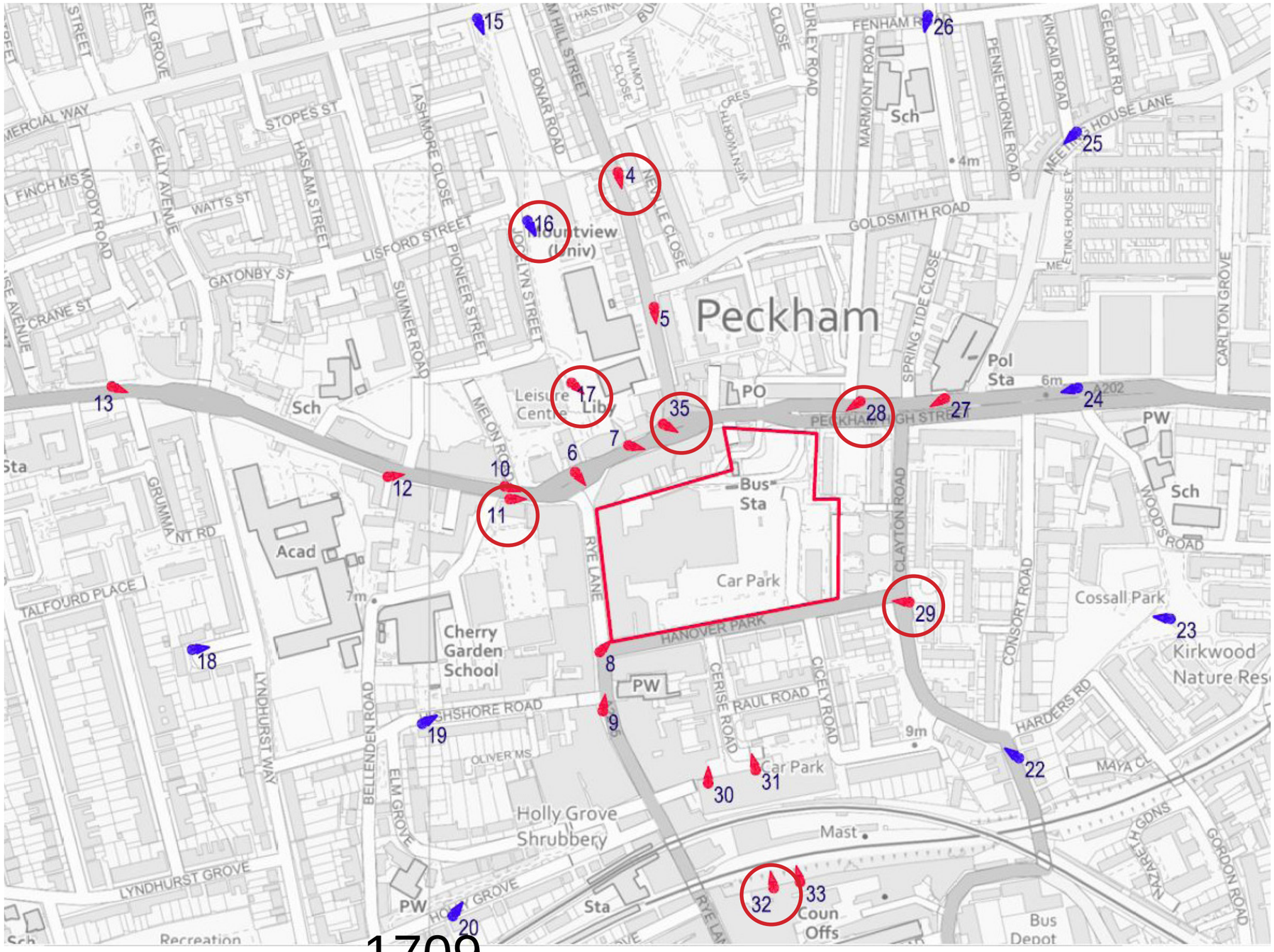
6.0 Townscape Views

1708

Townscape Views Map

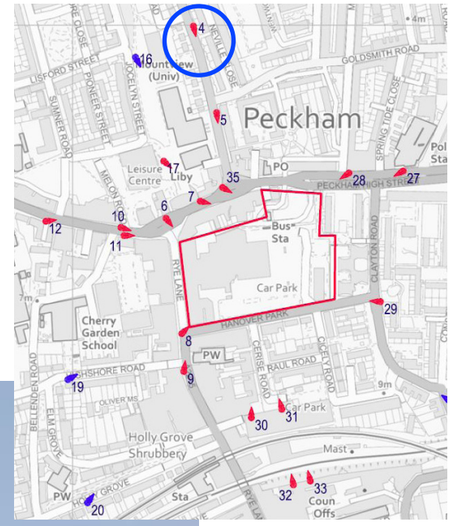
The following views have been tested in VU City.

These views were discussed and selected in discussion with the Townscape Consultancy and some additional views have been added which have been taken from the list of verified views.



1709

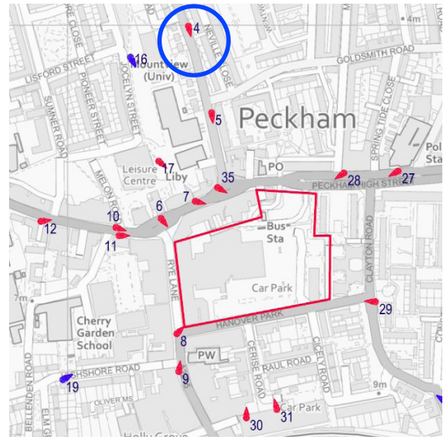
View 4: View from Peckham Hill Street

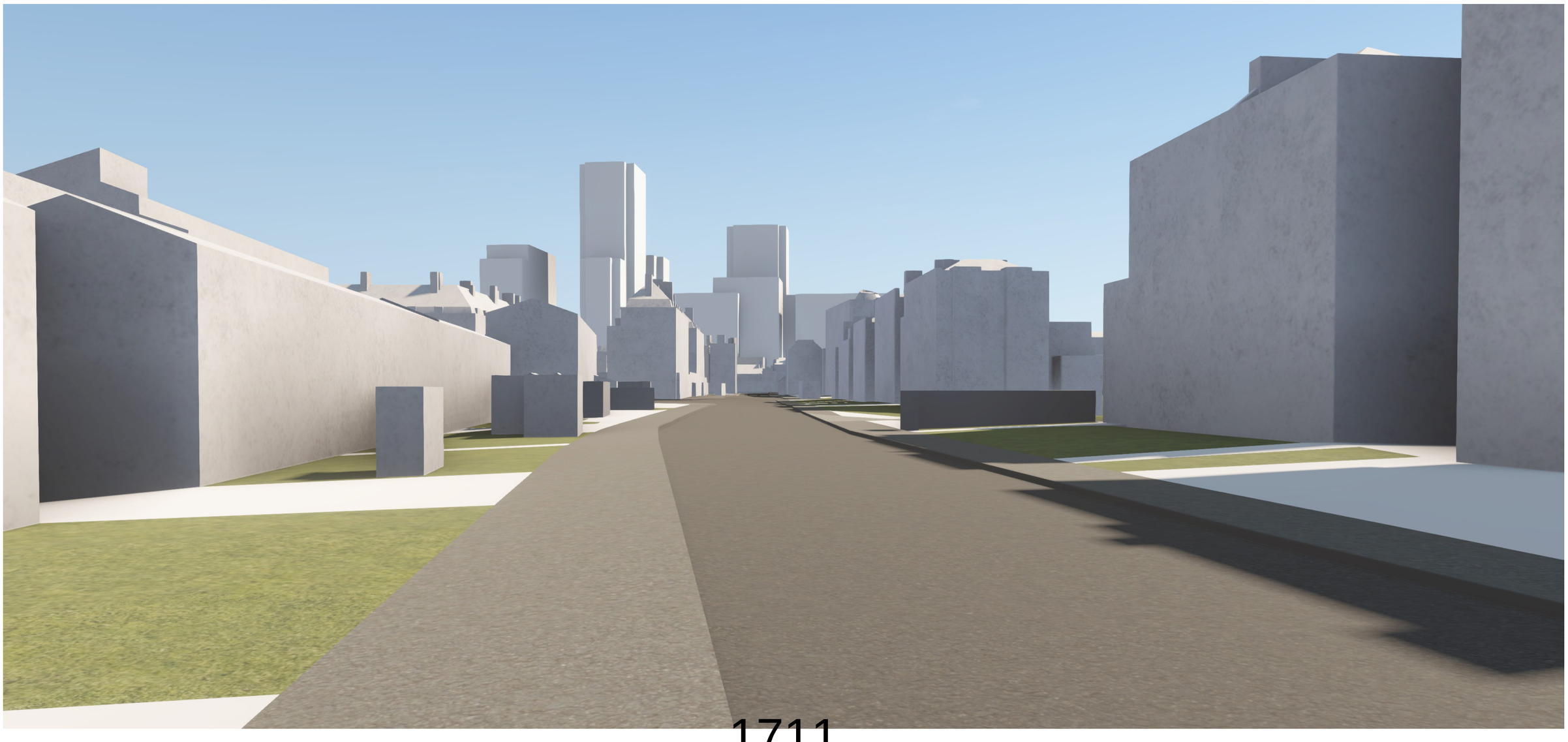




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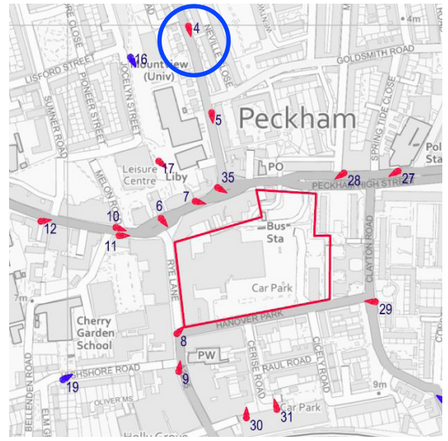
View 4: View from Peckham Hill Street Option 1

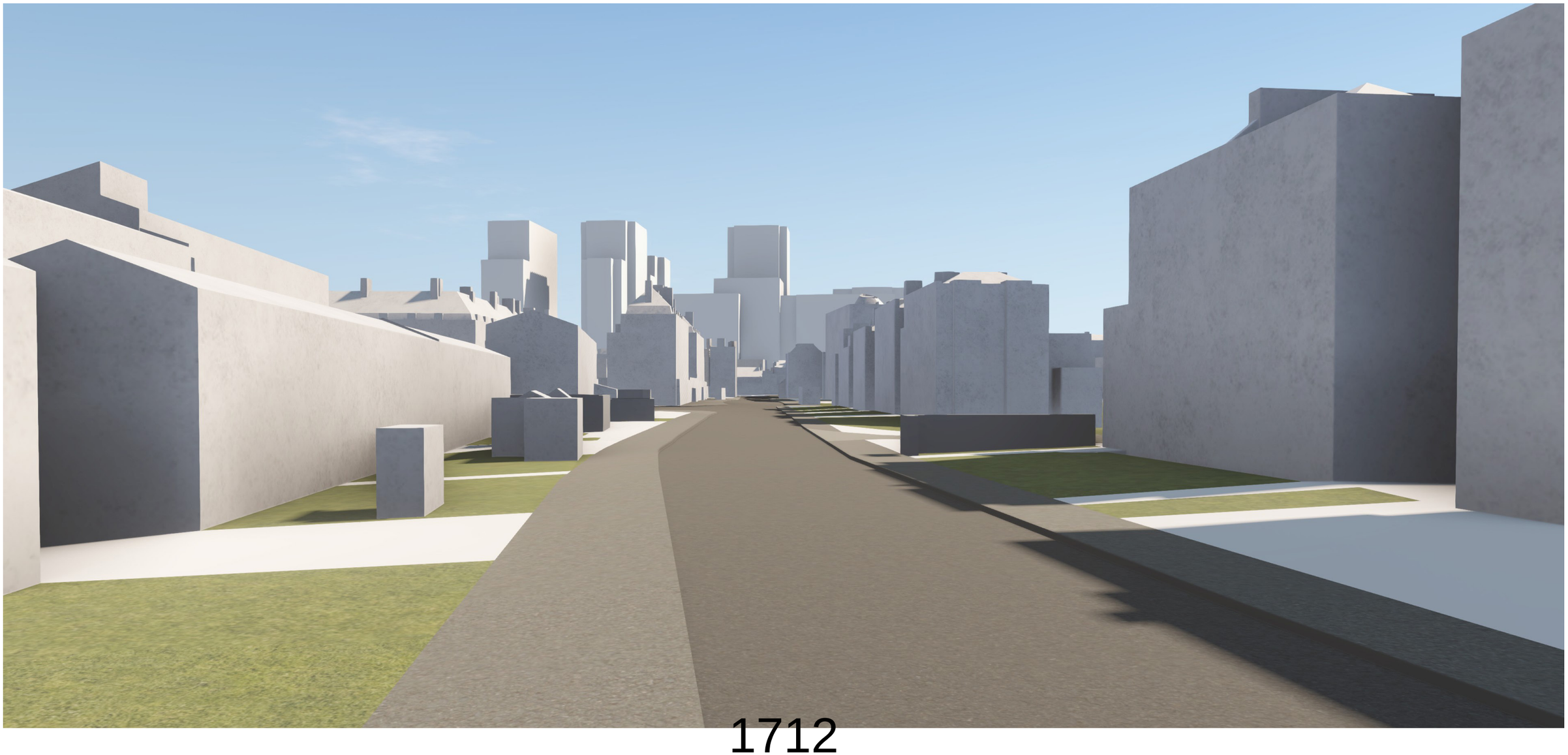




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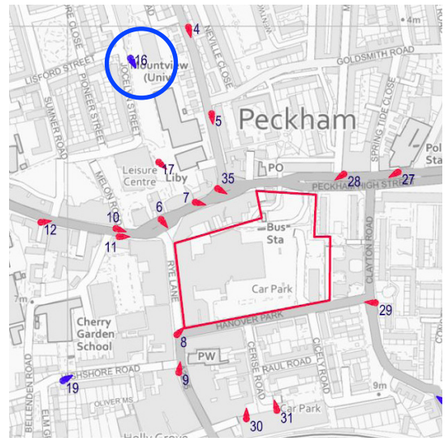
View 4: View from Peckham Hill Street Option 2





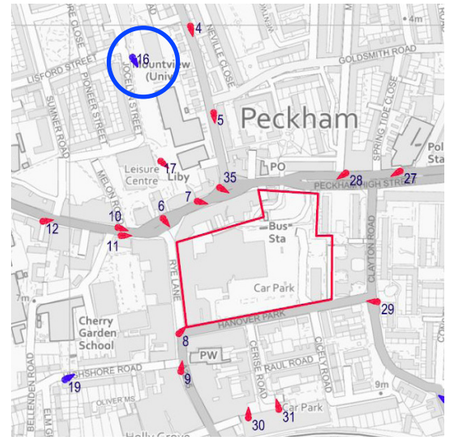
1712

View 16: View from Surrey Canal Path





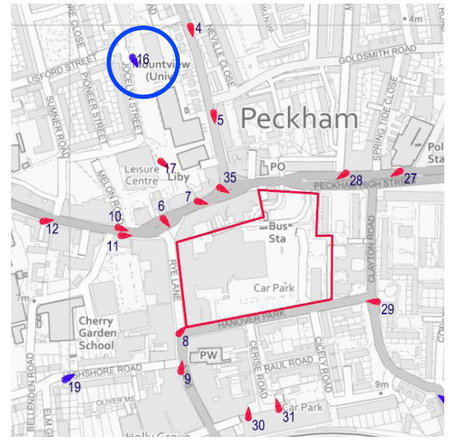
View 16: View from Surrey Canal Path Option 1





1714

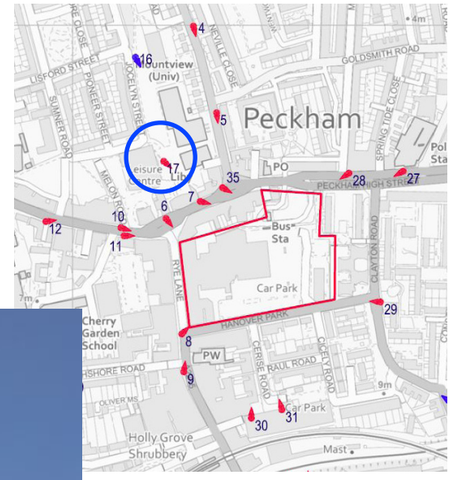
View 16: View from Surrey Canal Path Option 2





1715

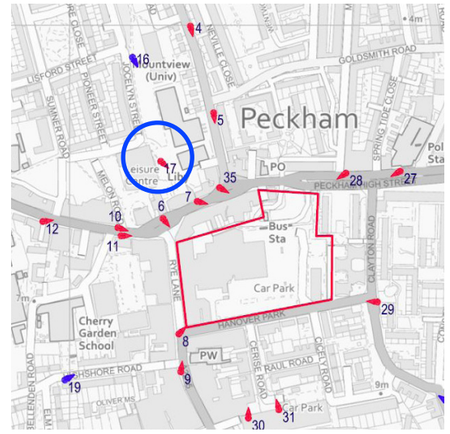
View 17: View from Library Square

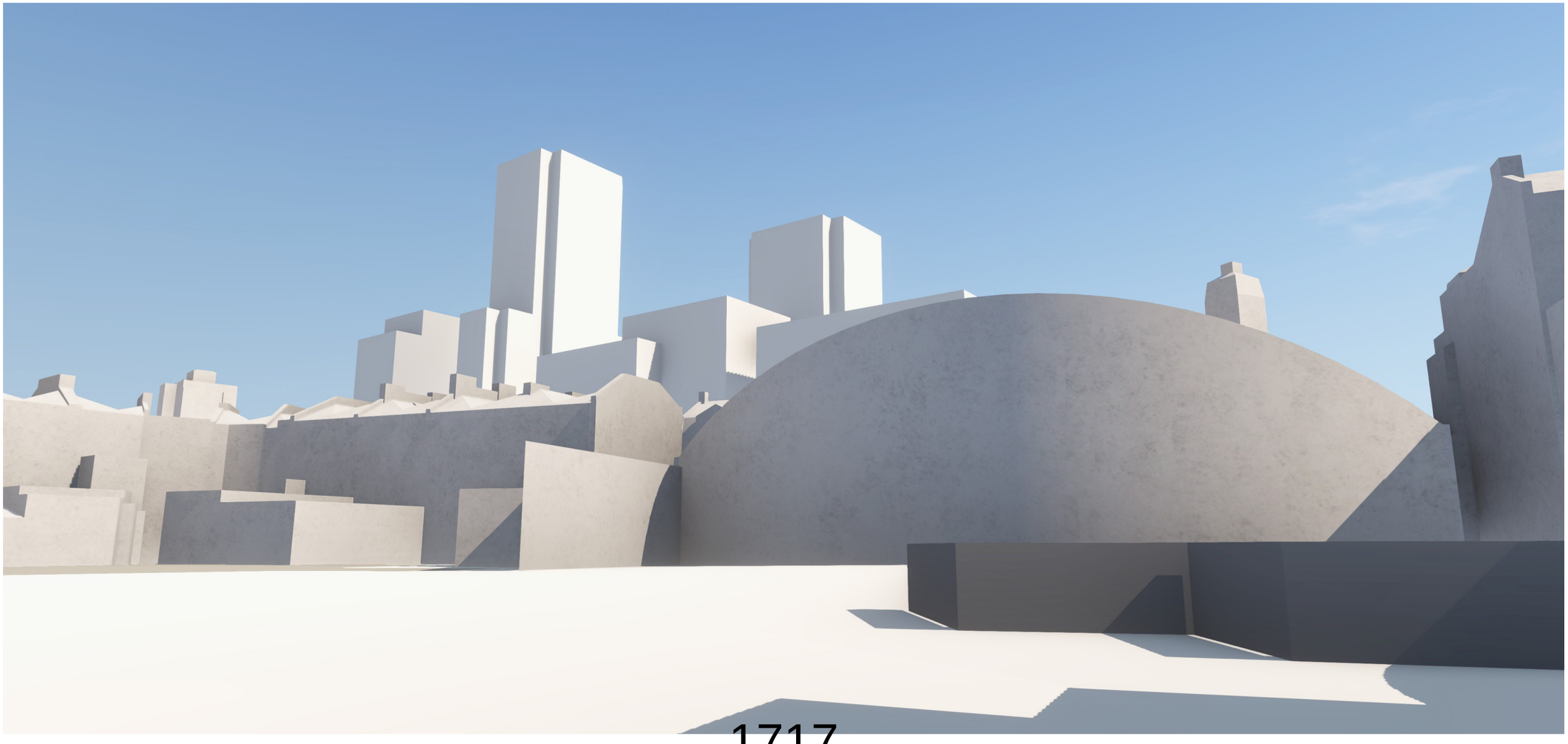




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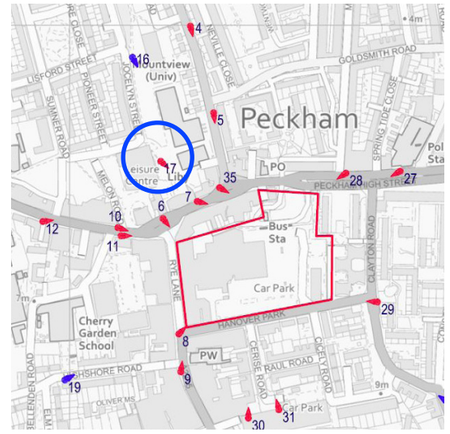
View 17: View from Library Square Option 1

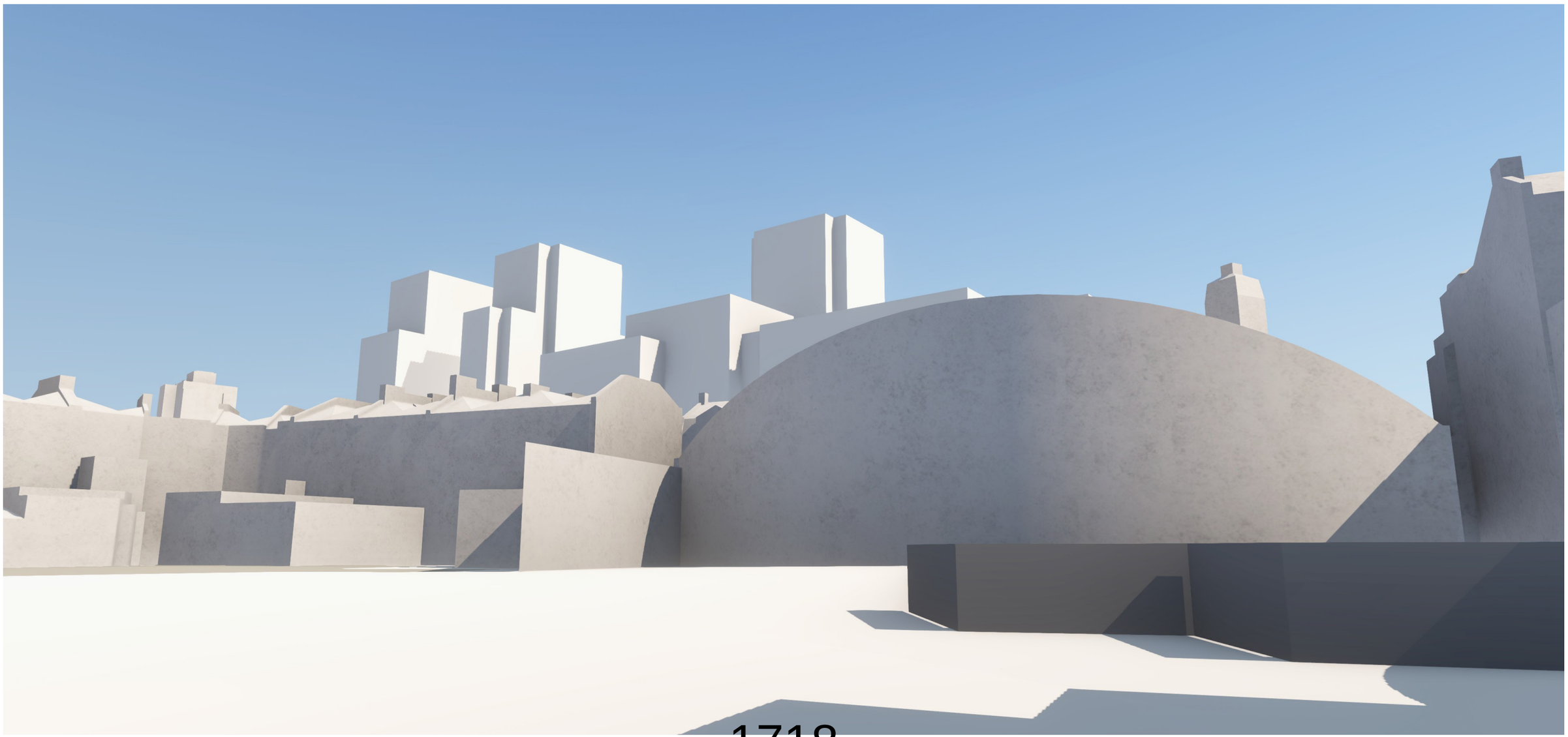




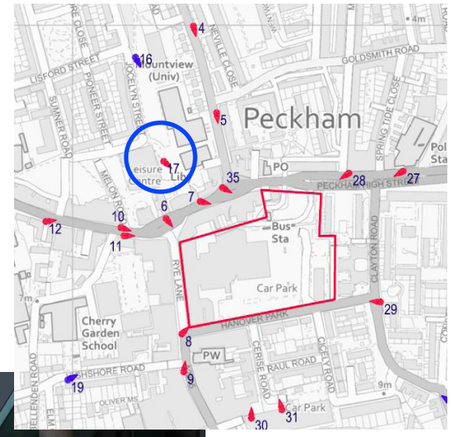
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View 17: View from Library Square Option 2





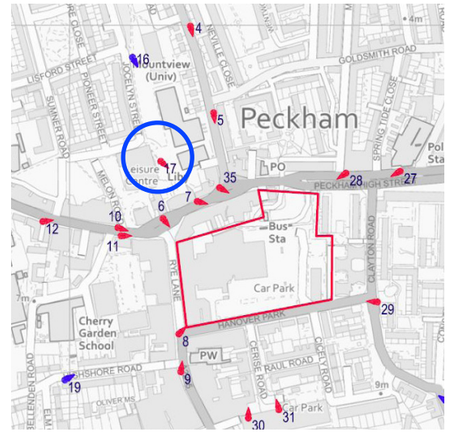
View 11: View from Peckham Road





1719

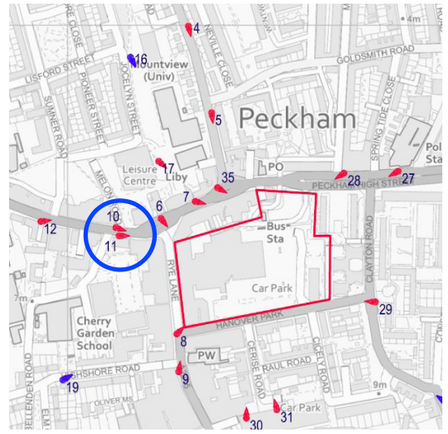
View 11: View from Peckham Road Option 1

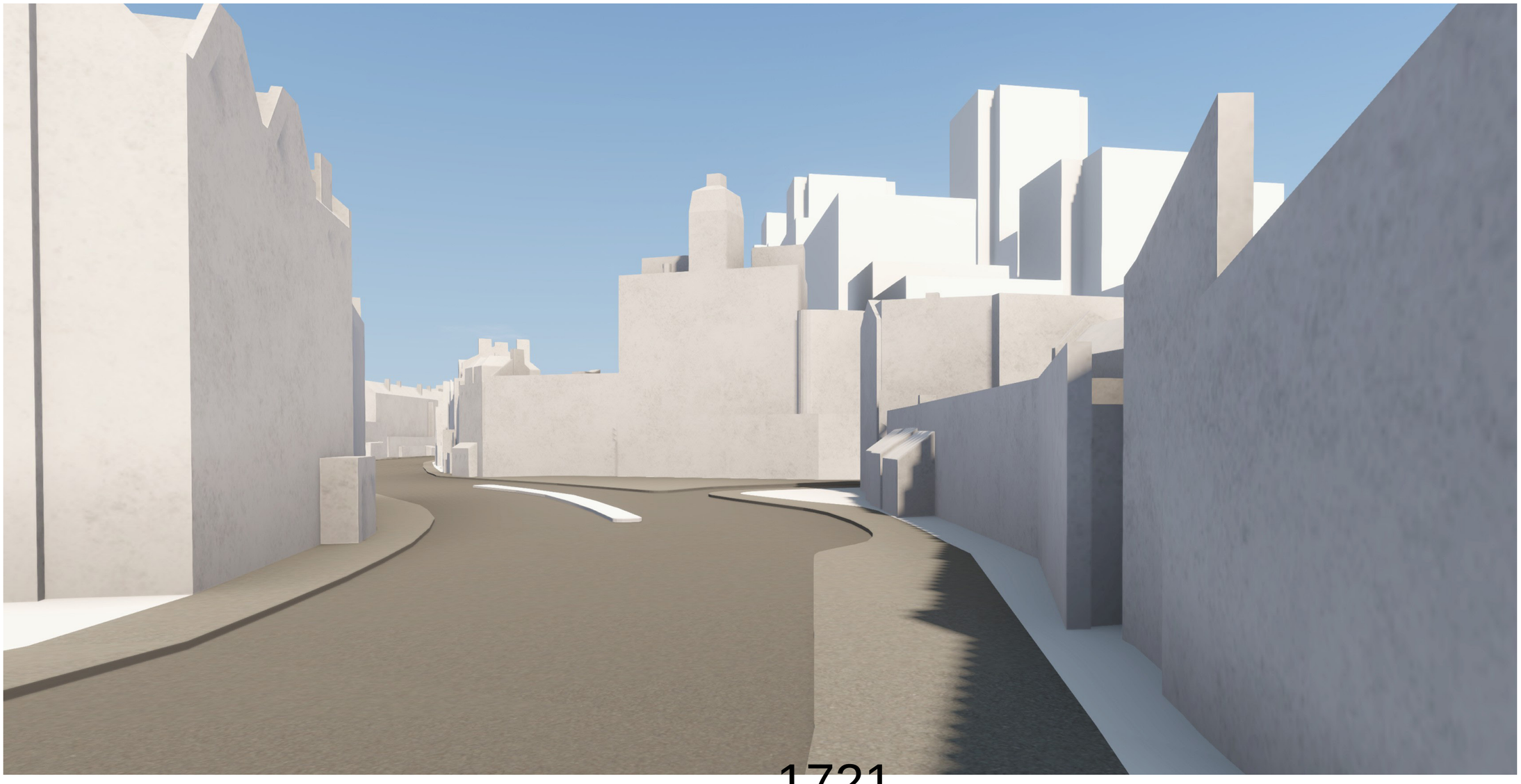




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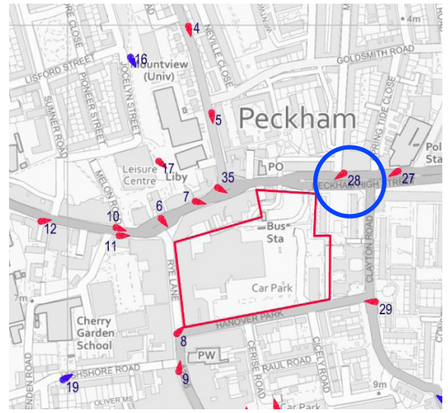
View 11: View from Peckham Road Option 2





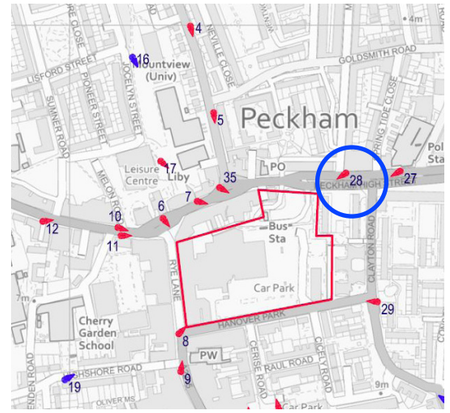
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View 28: View from Marmont Road



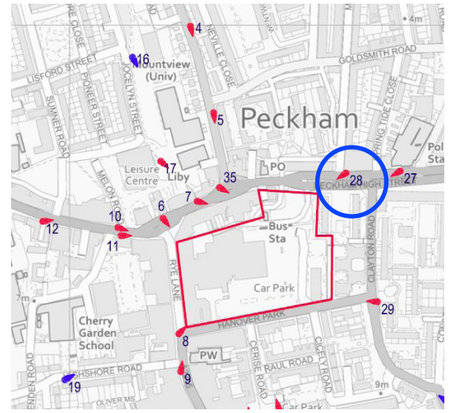


View 28: View from Marmont Road Option 1



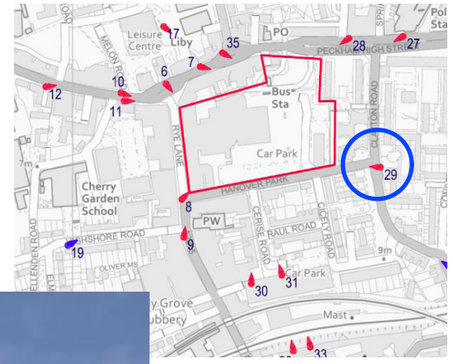


View 28: View from Marmont Road Option 2





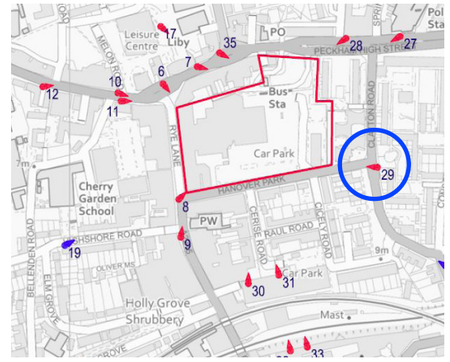
View 29: View from Clayton Road





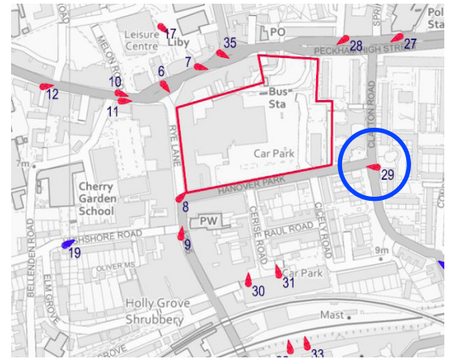
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View 29: View from Clayton Road - Option 1





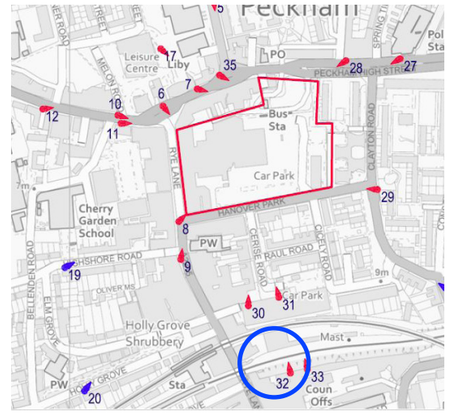
View 29: View from Clayton Road - Option 2

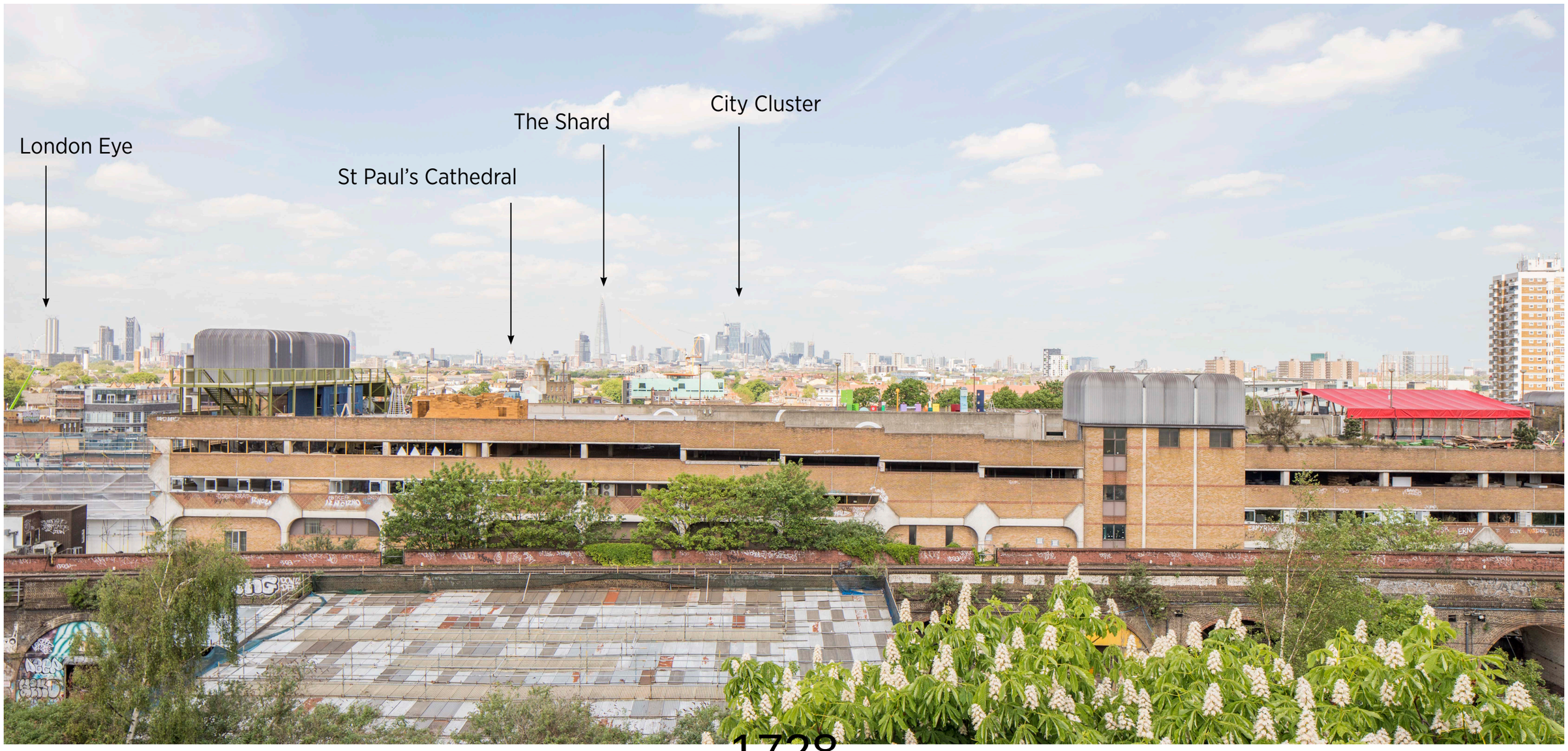




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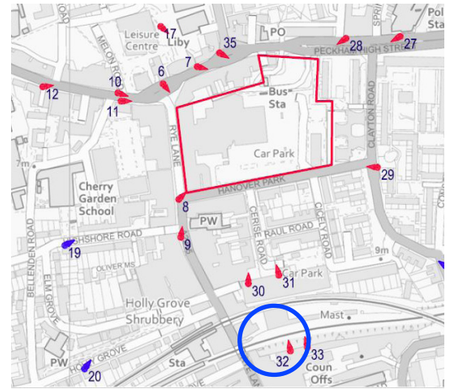
View 32: View from Bussey Building West

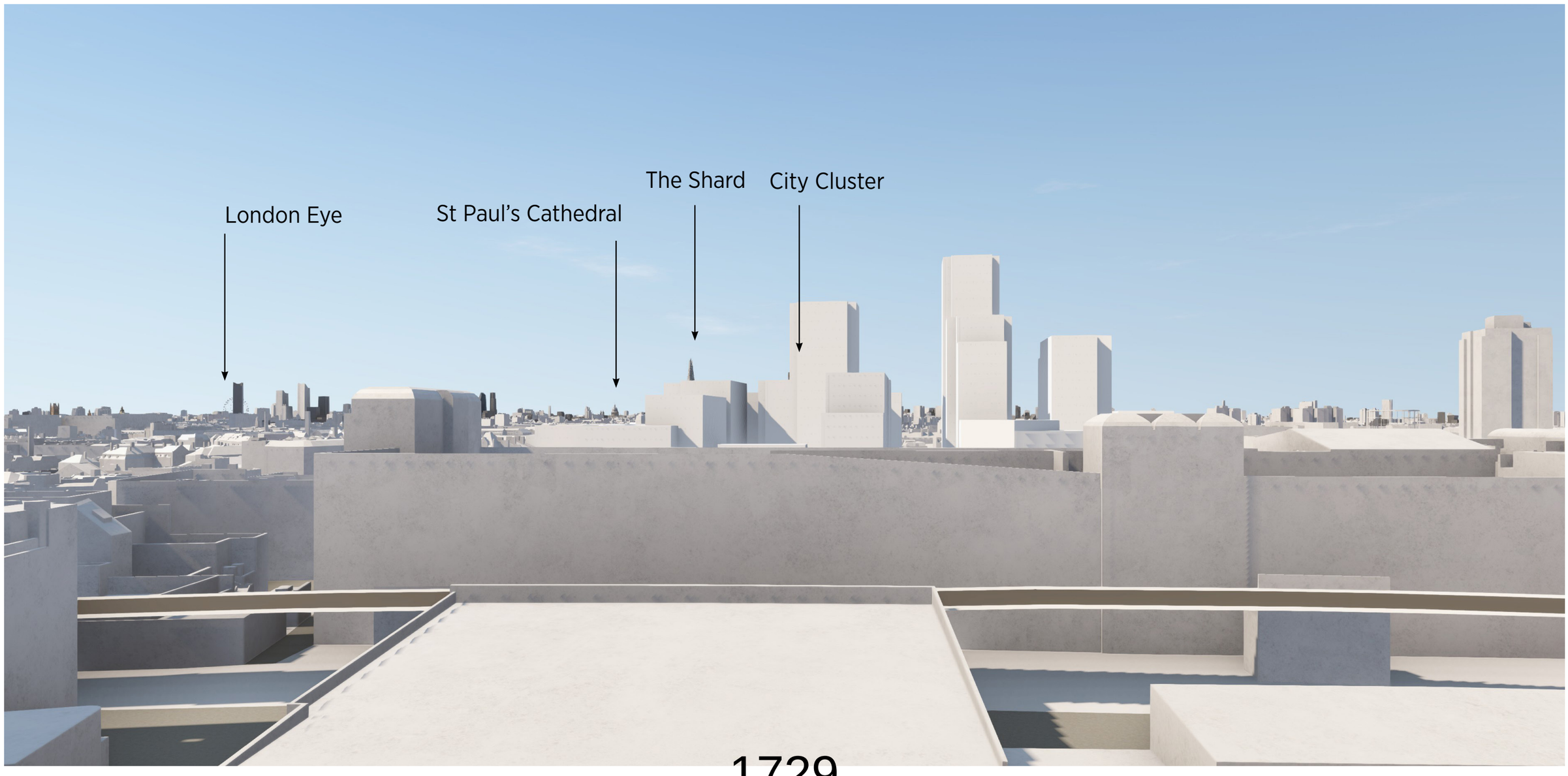




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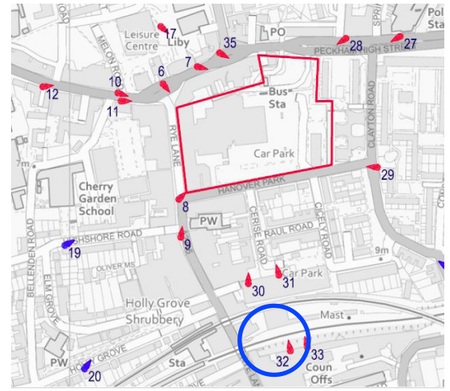
View 32: View from Bussey Building West Option 1

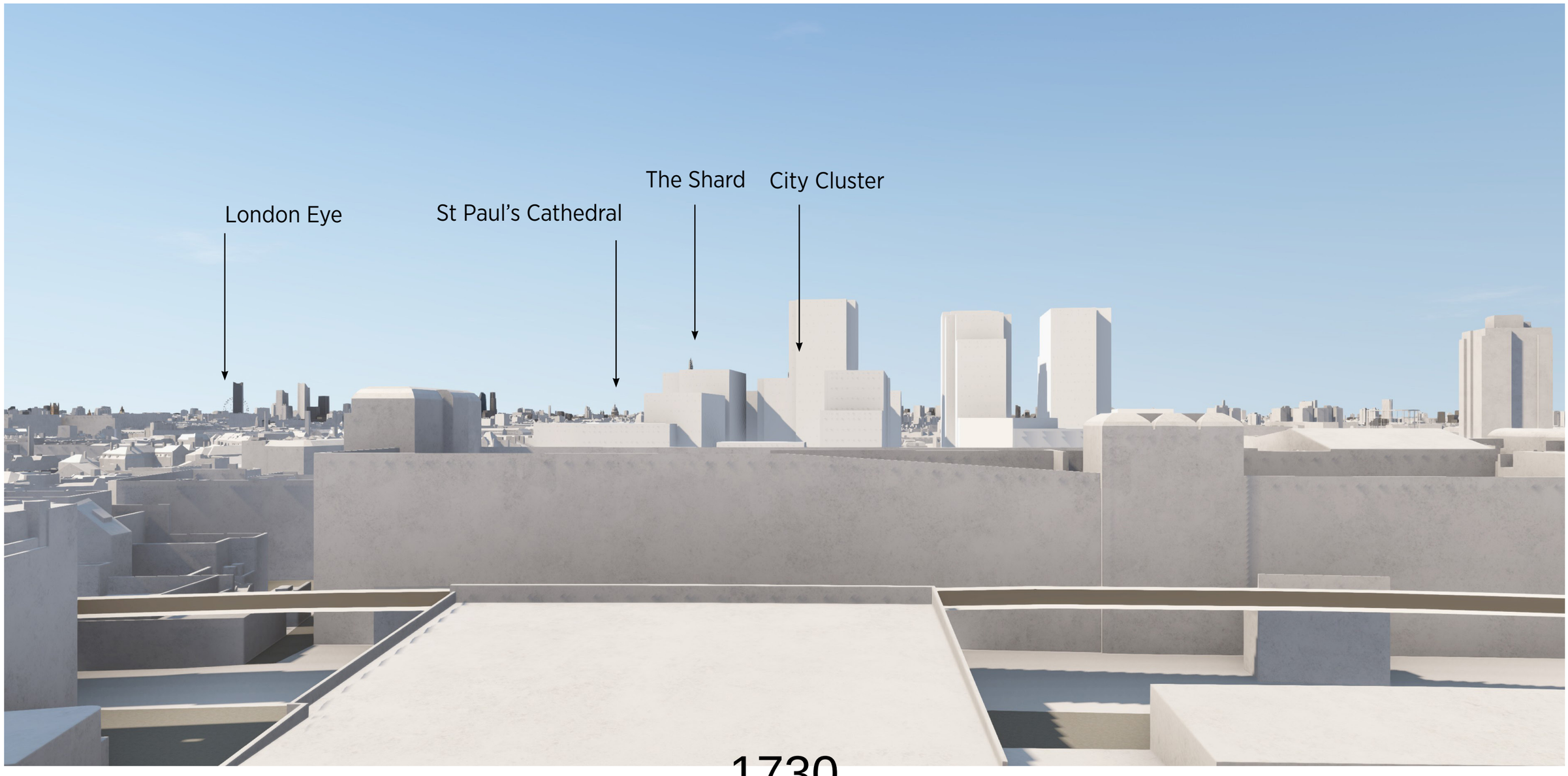




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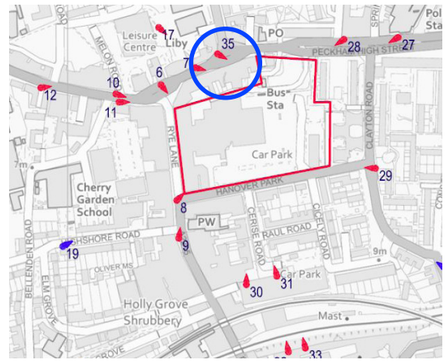
View 32: View from Bussey Building West Option 2





1730

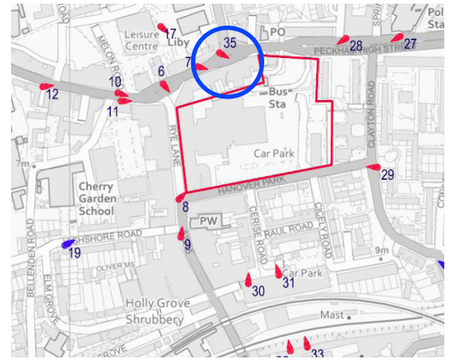
View 35: View from Peckham High Street





1731

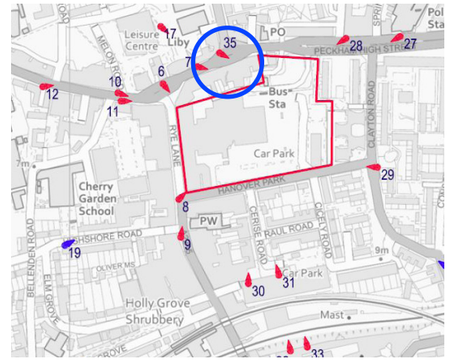
View 35: View from Peckham High Street Option 1





1732

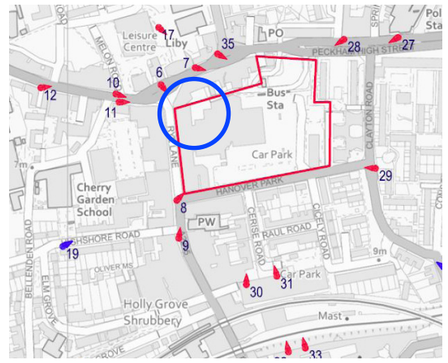
View 35: View from Peckham High Street Option 2

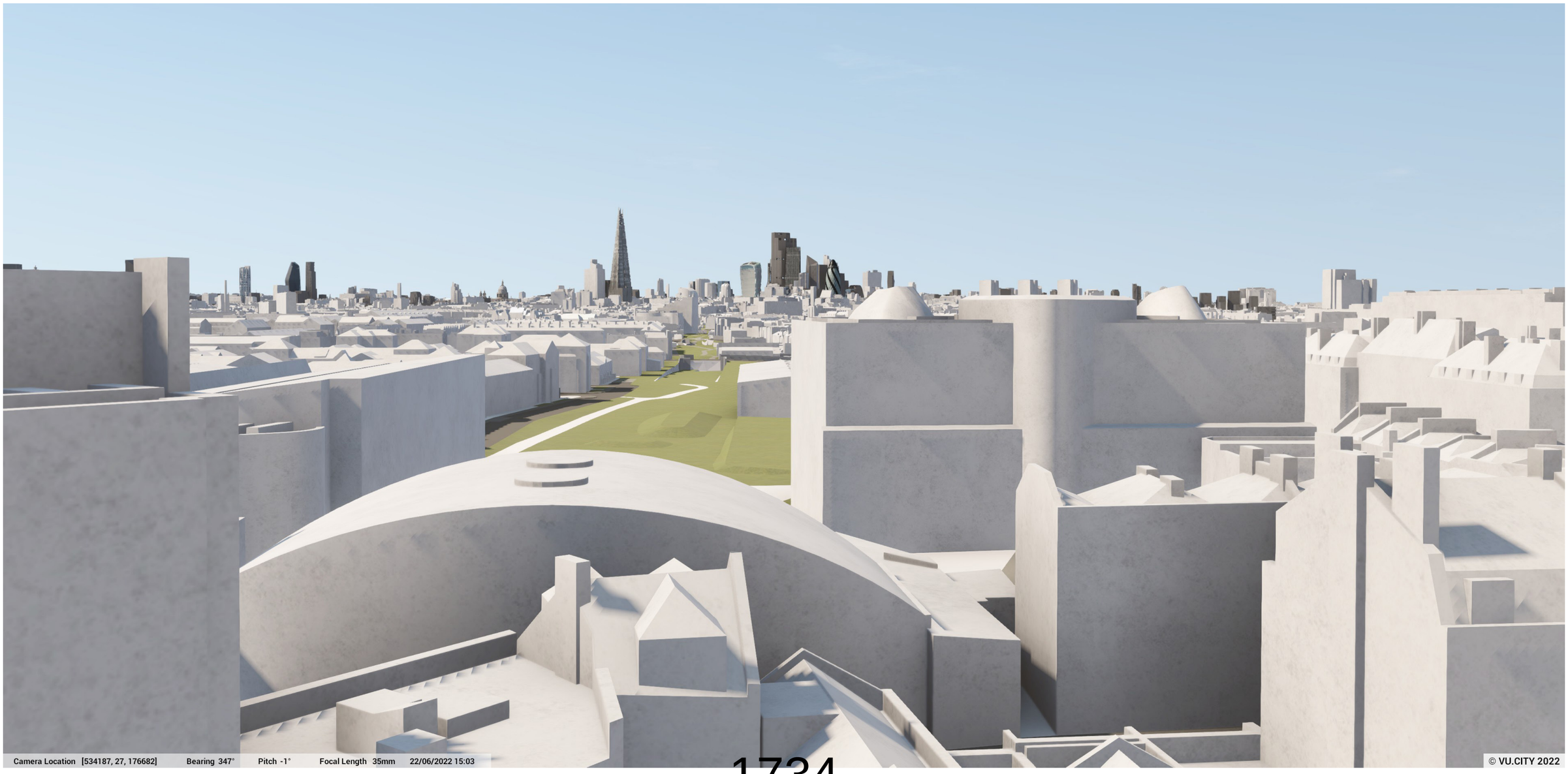




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View from Pavilion Building Rooftop





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