Chapter 4: The Proposed Development

TRIUM

INTRODUCTION

4.1 This chapter of the ES presents a description of the Proposed Development for which full (detailed) planning permission is being sought. It provides sufficient information on the Proposed Development to aid the identification and assessment of potential environmental impacts and likely environmental effects across the environmental topic areas addressed by the EIA and as presented in **ES Volume 1, Chapters 6 to 14** and **ES Volume 2, Heritage, Townscape and Visual Impact Assessment (HTVIA).**

4.2 The design and consultant team have developed a scheme for the site, which takes into account the context and surrounding character of the site, along with the outcomes of the consultation process – as set out in **ES Volume 1, Chapter 3: Alternatives and Design Evolution**.

4.3 This chapter provides a summary of the Proposed Development and reference should also be made to the Design and Access Statement (DAS), detailed plans and area schedules submitted in support of the planning application. However, the information presented within this ES chapter is sufficient to understand the Proposed Development for the basis of the EIA, including but not limiting to massing, layout, land-uses, landscaping, materiality, access, lighting, and waste and energy strategies.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Overview of the Proposed Development

4.4 The Proposed Development comprises a comprehensive phased redevelopment including the demolition of existing buildings and petrol station and provision of 877 homes, a replacement supermarket with associated service yard and car parking, flexible retail and leisure including drinking establishments, commercial floorspace (Use Class E/Sui Generis), landscaping and other associated works.

4.5 The buildings within the Proposed Development will range between six and 20 storeys in height with the tallest element (Building M) reaching a maximum height of 78.41m Above Ordnance Datum (AOD).

4.6 The construction of the Proposed Development, as described in detail within **ES Volume 1, Chapter 5: Demolition and Construction,** will be divided across two main phases as follows:

- **Phase 1:** Buildings L, M, N, P and Q, and the replacement supermarket which covers the eastern portion of the site, along Mckerrell Road to the east, Hanover Park to the south and the Peckham Bus Station to the north. The replacement supermarket is provided within a podium below Buildings L, M, N, P and Q. A single storey basement is located below the podium; and
- **Phase 2:** Buildings A, B, C, D, E, F, G, H, J1, J2 and K, which cover the remainder of the site, along Rye Lane to the west, Hanover Park to the south and several retail and residential dwellings along Peckham High Street to the north.

4.7 The proposed building layout is shown in Figure 4.2.

4.8 The Proposed Development will provide a total of 105,639.2m^2 gross internal floorspace (GIA) distributed as follows:

- Residential (Class C3) – 88,388m^2;
- Supermarket (Class E(a)) – 10,725.8m^2 (including associated service yard, plant and car park);
- Flexible Retail, Leisure and Commercial (Class E(a-g)/Sui Generis) (excl Supermarket) – 3,800.1m^2; and
- Workspace (Class E(g)) – 2,725.3m^2.

4.9 The Proposed Development will also provide 9,407m^2 of publicly accessible open space across the site in addition to 3,077m^2 of children's playspace.

4.10 The Proposed Development is shown in Figure 4.1.

Figure 4.1 The Proposed Development

Quantum of Development and Land Uses

4.11 Table 4.1 provides the proposed amount of development per use class for the Proposed Development.

4.12 Non-residential floorspace (comprising flexible retail, leisure and commercial uses but excluding the replacement supermarket) will be provided across 11 of the buildings. 10% of the total workspace floorspace (Class E(g)) will be provided as affordable workspace.

4.13 The flexible retail, leisure and commercial spaces will be located at the ground and the first level of ten of the buildings (A, B, C, E, F, G, H, J1, K and N), while Building D will be fully commercial (workspace (Use Class E(g)).

4.14 The replacement supermarket (Class E(a)), totalling a GIA of 10,725.8m^2 will comprise of 4,448.9m^2 (GIA) sales floor (front of house and ancillary / back of house), and an associated service yard and plant (1,545.4m^2) and basement car parking provision (4,731.30m^2) for 140 spaces.

Table 4.1 Floorspace Schedule for the Proposed Development

Land Use	Gross Internal Area (m^2)	Gross External Area (m^2)
Residential (Use Class C3)	88,388.0	97,736.0
Flexible Retail, Leisure and Commercial, (Use Class E(a-g)), including up to 350sqm GIA of Drinking Establishment (Sui Generis)	3,800.1	4,157.1
Workspace (Use Class E(g))	2,725.3	2,943.3
Supermarket (Use Class E(a)) (*as per paragraph 4.14*)	10,725.8	11,079.8
TOTAL	**105,639.2**	**115,916.2**

Residential Unit Numbers and Mix

4.15 The Proposed Development will provide 877 residential dwellings (2,754 habitable rooms) across 16 Buildings, of which 35% homes, calculated by habitable rooms, will be affordable housing. Low-cost Rent tenure which comprises of Social Rent tenure will make up 25% (by habitable rooms) of the total housing mix whereas 10% (by habitable rooms) will be intermediate tenure (comprising of shared ownership or Community Land Trusts). A total of 73 dwellings (10% by habitable room) will be wheelchair accessible.

4.16 The unit and tenure mix of the Proposed Development is presented in Table 4.2 with the unit mix by Building presented in Table 4.3.

4.17 Of the 877 residential dwellings proposed, 270 dwellings (i.e. 35% by habitable rooms) will comprise affordable (Social Rent or Intermediate) dwellings with the remaining dwellings for private market sale.

Table 4.2 Proposed Development Unit and Tenure Mix

Tenure	1-Bed 1 Person (1B1P)	1-Bed 2 Person (1B2P)	2-Bed 3 Person (2B3P)	2-Bed 4 Person (2B4P)	3-Bed 5 Person (3B5P)	3-Bed 6 Person (3B6P)	Unit Totals	% (by units)
Market Sale	90	247	9	162	10	89	**607**	**69.2%**
Social Rent (SR)	0	31	33	49	72	0	**185**	**21.1%**
Intermediate (INT)	0	19	36	25	5	0	**85**	**9.7%**
TOTAL	**90**	**297**	**78**	**236**	**87**	**89**	**877**	**100%**

Table 4.3 Proposed Development Unit Mix by Building

Building	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Unit Totals
A	0	4	0	2	12	0	**18**
B	0	0	0	24	0	0	**24**
C	0	4	2	1	10	0	**17**
D	0	0	0	0	0	0	**0**
E	16	40	3	15	2	2	**78**
F	0	0	0	10	0	10	**20**
G	11	23	0	23	0	14	**71**
H	0	4	7	12	20	0	**43**
J1	12	50	0	29	0	17	**108**
J2	4	4	1	10	0	2	**21**
K	8	30	14	16	7	10	**85**
L	18	40	10	26	0	0	**94**
M	15	33	6	55	6	34	**149**
N	6	46	9	3	0	0	**64**
P	0	12	21	10	18	0	**61**
Q	0	7	5	0	12	0	**24**
TOTAL	**90**	**297**	**78**	**236**	**87**	**89**	**877**

Non-Residential Floor Areas (Excluding Replacement Supermarket)

4.18 The Proposed Development will also deliver a total of 3,880.1m^2 of flexible retail, leisure and commercial (including up to 350m^2 of drinking establishment premises and up to 320m^2 of workspace) and 2,725.3m^2 workspace floorspace across 12 Buildings as summarised in Table 4.4.

Table 4.4 Non-Residential Land Uses and Areas (Excluding Replacement Supermarket)

Building	Area (GIA) (m^2)	Proposed Non-Residential Use
A	459.0	Flexible Retail, Leisure and Commercial
B	401.0	Flexible Retail, Leisure and Commercial
C	401.0	Flexible Retail, Leisure and Commercial
D	2,725.3	Workspace
E	341.0	Flexible Retail, Leisure and Commercial
F	207.5	Flexible Retail, Leisure and Commercial
G	276.2	Flexible Retail, Leisure and Commercial
H	217.3	Flexible Retail, Leisure and Commercial
J1	125.3	Flexible Retail, Leisure and Commercial
K	1,259.4	Flexible Retail, Leisure and Commercial
L	16.2	Flexible Retail, Leisure and Commercial
N	96.2	Flexible Retail, Leisure and Commercial
TOTAL	**6,525.4**	**N/A**

Site Layout and General Arrangement

4.19 The Proposed Development is organised across 16 buildings interspersed with public spaces and thoroughfares, along with a replacement supermarket and an associated service yard and car parking. The ground floor of the Proposed Development is shown in Figure 4.2.

4.20 There are a number of pedestrian routes throughout the site which will be complemented by the landscaping strategies and will provide the residents with direct or leisurely routes to each building.

4.21 The layout of the third floor, representative of a typical residential floor, is shown in Figure 4.3.

4.22 The roof layout of the Proposed Development is presented in Figure 4.4.

4.23 A single storey basement is provided under the podium within Phase 1. The basement plan is shown in Figure 4.5

Figure 4.2 The Proposed Development Ground Floor Layout

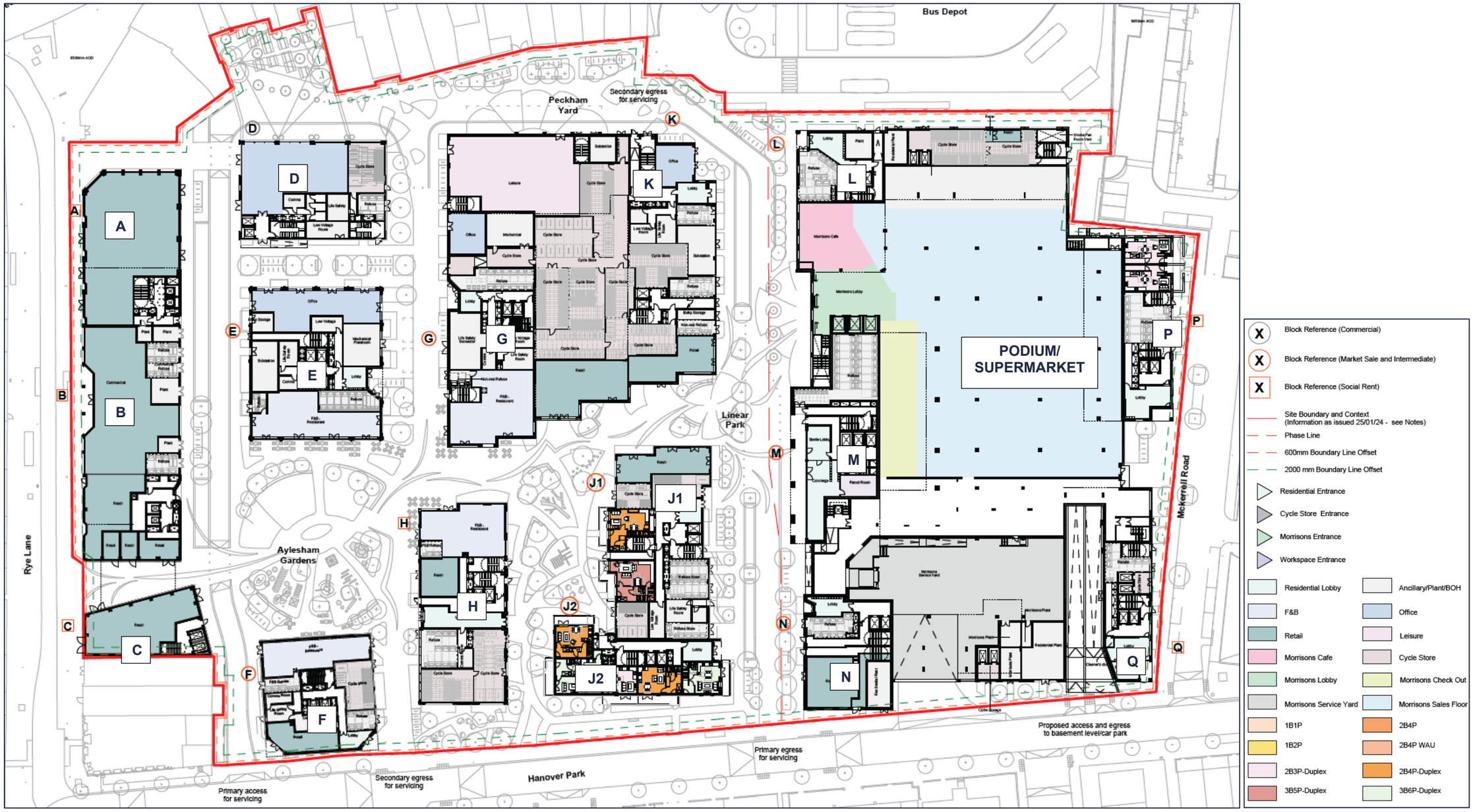


Figure Notes*: The dashed red line delineates Phase 1 (to the right) and Phase 2 (to the left).*

Figure 4.3 **Proposed Development Third Floor**

Figure 4.4 **Proposed Development Roof Level**

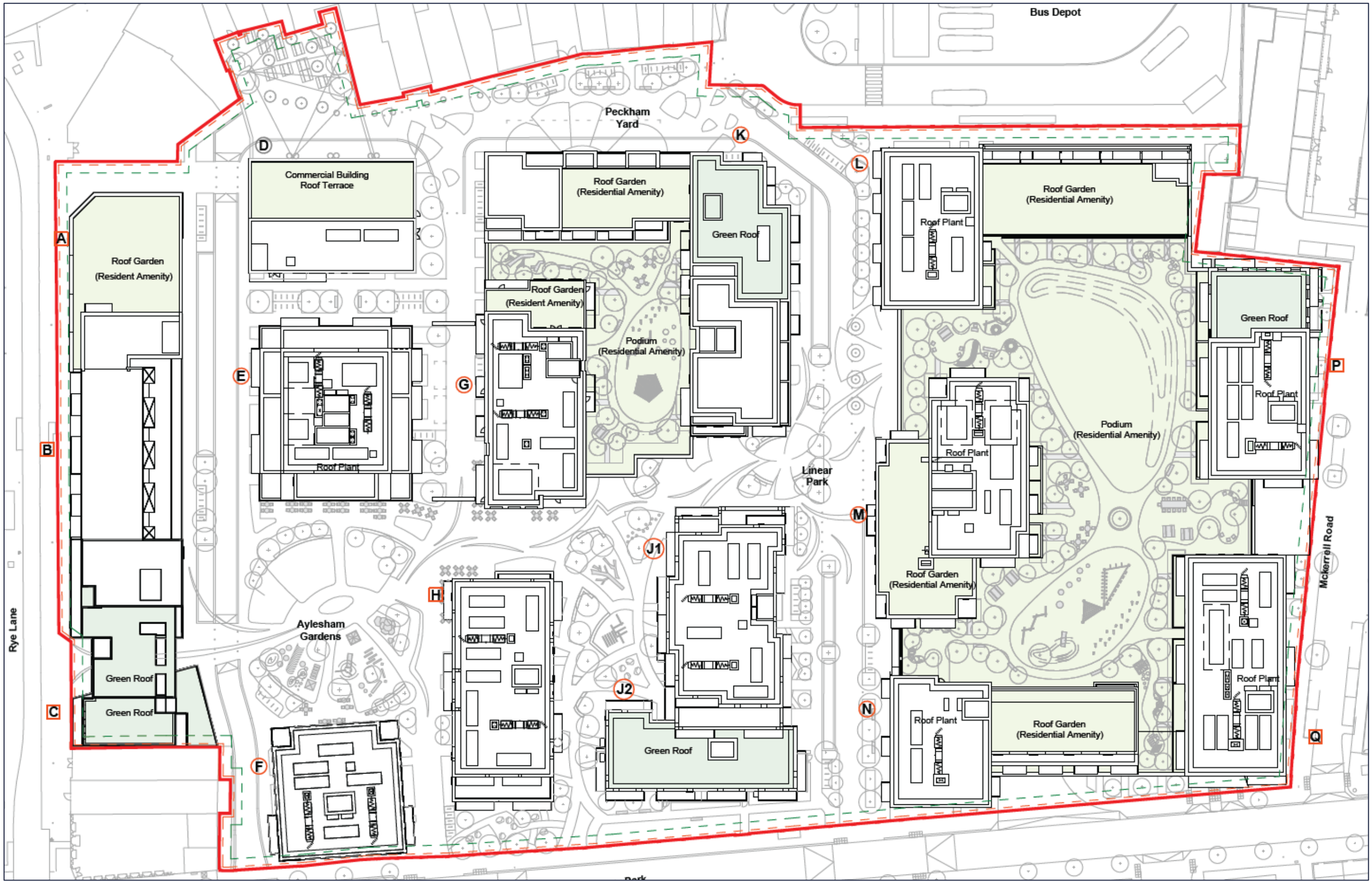
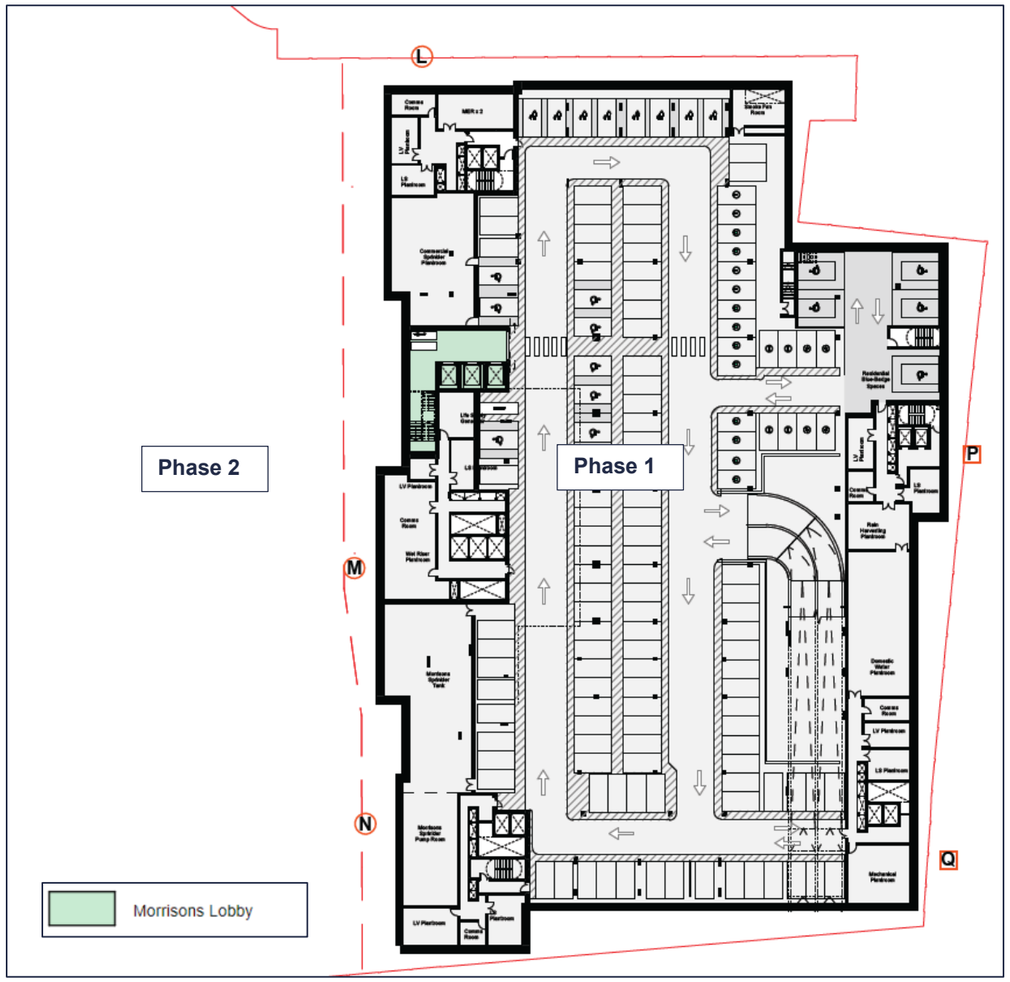


Figure 4.5 Basement Layout



Buildings A, B and C

4.24 Buildings A, B and C form the proposed 'Rye Lane Buildings'. Building A, located at the north-west corner of the site, parallel to Rye Lane and to the south of the former Jones and Higgins Clock Tower falls within the Rye Lane Peckham Conservation Area. Building A will comprise seven-storeys (ground floor plus six storeys). The residential dwellings in Building A can be accessed through the private residential entrance for the building situated on the east façade and accessible via Aylesham Gardens or from the northern cut through from Rye Lane.

4.25 There are a total of 18 residential dwellings within Building A and are located from Level 1 to Level 6. The ground floor will consist of a single flexible retail, leisure and commercial unit (459m^2 GIA) which will be occupied by an existing merchant within the Aylesham Centre. A residential communal roof terrace will be provided at Level 5, totalling 370m^2 of shared amenity space.

4.26 Building B, located to the west of the site, parallel to Rye Lane and between Building A and Building C sits centrally where the existing Aylesham Centre arch-walkway is located. Situated within the Rye Lane Peckham Conservation Area, Building B will comprise seven storeys (ground floor plus six storeys). The dwellings in Building B can be accessed at ground floor via a centrally recessed entrance. Access can also be gained to the Aylesham Gardens through a further entrance/exit situated on the east facade.

4.27 There are a total of 24 residential dwellings from Level 1 to Level 6. The ground floor will comprise of flexible retail, leisure and commercial unit totalling 459m^2 (GIA).

4.28 Building C, located to the south-west of the site parallel to Rye Lane and part of the Rye Lane Peckham Conservation Area, south of Building B and north of 47-49 Rye Lane. The building will comprise seven storeys (ground floor plus six storeys) where the ground floor level will comprise flexible retail, leisure and commercial space and level 1 to 6 will comprise 17 residential dwellings.

4.29 The residential communal amenity space within Building C will be located on Level 1. The residential dwellings and the cycle storage for Buildings A, B, C combined (located on the first level of Building C) within the building will be accessed via deck access from Aylesham Gardens on the eastern side. The general lobby located at the ground level will house the post box facilities. Refuse bins for Building C will be located at the ground level within Building B.

Building D

4.30 Building D is located to the north-west of the site, to the south of Peckham High Street. The building will comprise of six storeys (ground plus five storeys) and will contain solely workspace uses. The main entrances will be located on the western elevation of the building.

Building E

4.31 Building E is located to the west of the site, immediately north of the Aylesham Gardens. The building will comprise of 11 storeys (ground plus 10 storeys) and will provide 78 residential dwellings across Level 1 to 10. At ground level, flexible retail, leisure and commercial spaces will be provided with access onto Aylesham Gardens.

Building F

4.32 Building F, located at the south-west portion of the site along Hanover Park, will comprise of six storeys (ground floor plus five storeys). At ground floor, flexible retail, leisure and commercial spaces will be located to the north facing onto Aylesham Gardens and a retail unit to the south along Hanover Park.

4.33 Building F will provide 20 residential dwellings from Level 1-5 with access gained from a lobby along Hanover Park.

Building G

4.34 Building G, located in the centre of the site provides a significant linkage between the proposed character areas of Peckham Yards to the north and the Aylesham Gardens to the south-west of the site. The building consists of 12 storeys (ground floor plus 11 storeys) with flexible retail, leisure and commercial spaces located on the ground level and opening up to the Aylesham Gardens.

4.35 There are a total of 71 residential dwellings located from Level 1 to Level 11. Access to the residential dwellings will be from the west of the building, the entrance will be prominent due to a deep recess and a terracotta tile surround.

Building H

4.36 Building H is located to the south of the site with Aylesham Gardens adjacent to the west of the building. Building H will comprise of nine storeys (ground floor plus eight storeys).

4.37 There are a total of 43 residential dwellings within the building (Level 1 to Level 8), accessed through the ground floor lobby entrance points located centrally on both the east and the west sides of the building.

4.38 At ground floor, flexible retail, leisure and commercial space is located to the north-west of the building.

Building J1

4.39 Building J1 is located centrally to the south of the site. The building will comprise of 16 storeys (ground plus 15 storeys). The dwellings can be accessed via a lobby to the northern section of the building along the eastern façade facing onto the Green Link.

4.40 There are a total of 108 residential dwellings within Building J1 and are located from Level 1 to Level 15. The ground floor will provide flexible retail, leisure and commercial space to the north.

Building J2

4.41 Building J2 is located to the south of the site and parallel to Hanover Park. The building will comprise of six storeys (ground plus five storeys). The dwellings can be accessed via the lobby to the northern section of the east wall off of the Green Link. Ground floor residential dwellings can be accessed from the front doors along the south and western walls. There are a total of 21 residential dwellings which are located from ground floor to Level 5.

Building K

4.42 Building K is located to the north of the site parallel to Peckham Yards. The building will comprise of 10 storeys (ground plus 9 storeys). Both ground and first level will provide flexible retail, leisure and commercial spaces.

4.43 There are a total of 85 residential dwellings located from Level 1 to Level 10 and will be accessible from an entrance to the lobby along the eastern elevation.

Building L

4.44 Building L is located to the north-east of the site opposite the bus station. The building will comprise of 11 storeys (ground, upper ground, upper ground mezzanine plus 9 storeys).,

4.45 There will be a total of 94 residential dwellings located from Level 1 to Level 9 which can be accessed via the north-west entrance of the building which looks out over the bus station and the Green Link.

4.46 The Podium Gardens can be accessed from this Building at Level 1.

Building M

4.47 Building M is located at the western boundary of the site parallel to the Green Link. The building will comprise of 20 storeys (ground, mezzanine plus 19 storeys) and provide a total of 149 residential accommodation dwellings.

4.48 Access will be provided along the western façade of the building, through the concierge.

4.49 The Podium Gardens can be accessed from this Building at Level 1.

Building N

4.50 Building N is located towards the south-east of the site along Hanover Park and comprises 13 storeys (ground, upper ground plus 11 storeys). The residential dwellings will be accessible from an entrance along the western façade off of the Green Link.

4.51 There will be a total of 64 residential dwellings provided across Upper Ground level to Level 11 with a retail unit located on the ground floor.

4.52 The Podium Gardens can be accessed from this Building at Level 1.

Building P

4.53 Building P is located to the east of the site parallel to Mckerrell Road. The building will comprise of 12 storeys (ground, upper ground plus 10 storey). The ground floor contains a large lobby space to the south where residents will access their accommodation. There will be a total of 61 residential dwellings located from Ground Floor to Level 10.

4.54 The Podium Gardens can be accessed from this Building at Level 1.

Building Q

4.55 Building Q is located at the southeastern corner of the site, south of Building P and east of Building N. The building will comprise six storeys (ground, upper ground plus four storeys).

4.56 The building will provide a total of 24 residential dwellings located from Level 1 to Level 4. Access to the Building is from the lobby entrance towards the south-east corner.

4.57 The Podium Gardens can be accessed from this Building at Level 1.

Podium / Replacement Supermarket

4.58 The podium is located to the east of the site, connected to Buildings L, M, N, P and Q. The podium houses the replacement supermarket at ground level, which will be accessible for pedestrians from the western elevation of the building. At basement level (Figure 4.5), associated car parking will be provided as well as plant and other ancillary space. The car parking is accessible off Hanover Park to the south.

4.59 The service yard for the replacement supermarket will be provided at ground level from the southern elevation.

Scale and Massing

4.60 The Proposed Development comprises the construction of 16 new Buildings with the maximum height of the buildings ranging between six and 20 storeys in height. The maximum height of the tallest Building (Building M) is 78.41m Above Ordnance Datum (AOD).

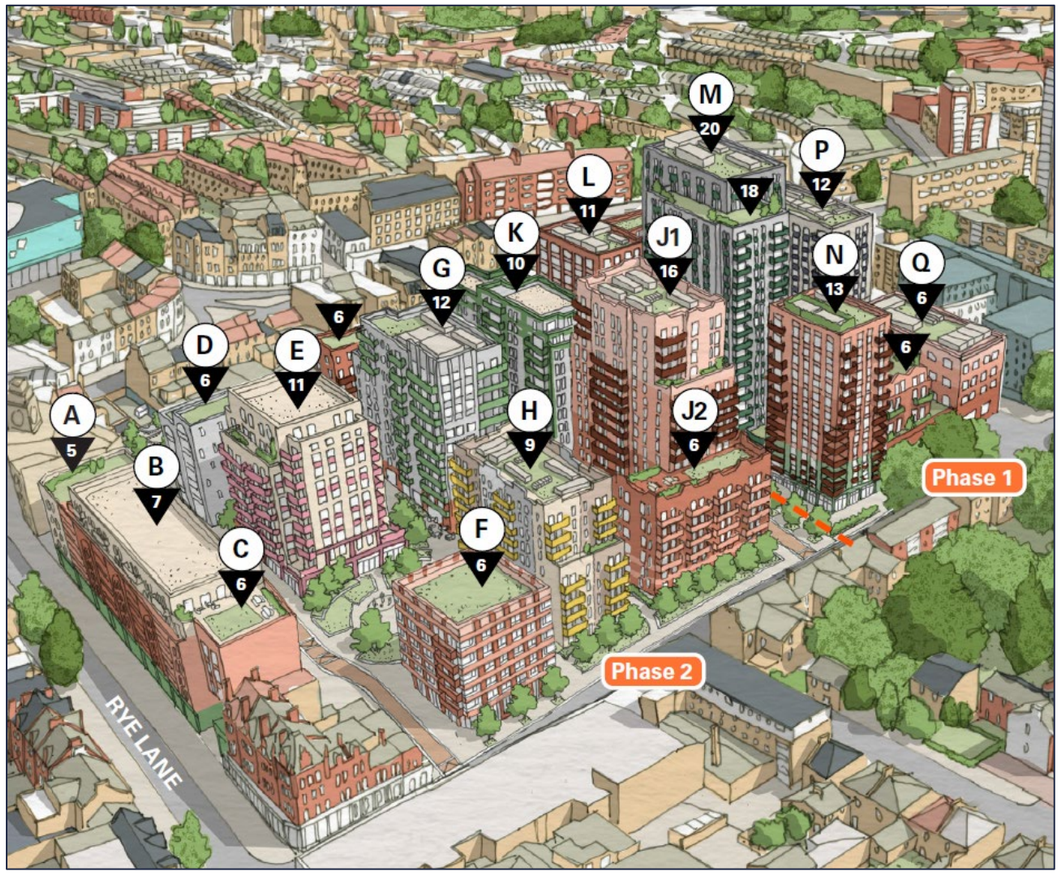
4.61 The heights of the individual buildings are presented in Table 4.5 and shown in Figure 4.6.

Table 4.5 Proposed Building Heights

Building	Maximum Storeys	Tallest Point of Building (metres Above Ordnance Datum (m AOD))
A	7	33.58
B	7	33.58
C	7	33.58
D	6	34.35
E	11	48.37
F	6	30.60
G	12	51.61
H	9	40.45
J1	16	63.24
J2	6	31.08
K	10	44.17
L	11 plus mezzanine	45.00
M	20 plus mezzanine	78.41

Building	Maximum Storeys	Tallest Point of Building (metres Above Ordnance Datum (m AOD))
N	13	51.81
P	12	48.66
Q	6	29.85

Figure 4.6 Proposed Massing Overview



Appearance

4.62 Each building of the Proposed Development has a distinctive colour. This aids way finding and allows buildings to respond directly to their context. Tones from the surroundings inform the site wide colour palette to create a cohesive collection of buildings.

4.63 The lower levels of buildings are bright and characterful to enliven the public realm. Façades fade as they rise to reduce their impact on the skyline. Horizontal banding and contextual colours are incorporated into the façades.

4.64 The majority of buildings respond to their direct context with natural tones. Bold colours are used to highlight key entrances and visual interest across the site. This seeks to reflect Peckham's eclectic character and existing buildings. The individual buildings are discussed further in the following sections.

Buildings A, B and C

4.65 Building A, B and C, located along Rye Lane and within the Rye Lane Peckham Conservation Area, have sought to protect, and reference Peckham's historic architecture whilst retaining the commercial typology currently on Rye Lane. Each building has been designed by a different architect – Dowen Farmer Architects (Building A), Feix & Merlin (Building B) and Jas Bhalla Works (Building C), to contribute to the varied character of the area (Figure 4.7).

4.66 These buildings have sought to enhance the commercial presence along Rye Lane and provide privacy for residents by positioning residential entrances, core and back of house spaces along the rear eastern elevation.

4.67 The Building A elevation is divided horizontally into three: a prominent ground floor, modest intermediate floors, and set back top two floors. The top two floors are also light in colour to further reduce the perceived massing of the building. The elevation is divided into five bays to match the scale of frontages currently on the street and the materiality of the bays were selected using the colour palette sampled from Rye Lane. The proposed colours and propositions of the ground floor were sampled from the Jones and Higgins former shop front bays[1].

Figure 4.7 Elevation Approach for Buildings A, B, C

4.68 Building B and C follow a similar elevational approach to Building A with regards to a continuous ground floor, intermediate and upper floors as presented in Figure 4.7. There is an arch motif on the façade and above the window openings of Building B. The use of horizontal banding has been incorporated on Building C to complement the new façade with the historical building adjacent using brick detailing to articulate the façade and stitch the building into the historical context.

Building D

4.69 The elevation for Building D (Figure 4.8) consists of large arches on the façade which align with the existing Rye Lane character and helps to distinguish the building from the rest of the residential buildings. A singular brick type will be used for the building with shades of light and dark mortar colours like white, grey and hints of red at specific locations further defining the arches, doors and windows being inset into the façade.

Building E

4.70 Building E (Figure 4.9) has been identified as one of the central civic buildings within the scheme layout with its southern façade being one of the main frontages overlooking Aylesham Gardens. The balconies with each residential dwellings have been located on the side elevations to enhance residents' privacy and maximise view across the city.

[1] *The former Jones and Higgins Department store opened on the corner of Rye Lane and Peckham High Street in 1867 and formed a key part of a 'Golden Mile' of shops. The clock tower was designed by Southwark architects Henry Jarvis & Sons.*

4.71 Verticality to all four elevations of Building E is provided by the addition of coloured metal panelling beneath the windows, while horizontal banding is added to break the massing. Elements of the Art-Deco architectural style which is prevalent in the local area and Rye Lane have been used in the design. Stepped brickwork and light bricks form the base of the building facades. The predominant use of pink colour tones in bricks, window frames, metalwork and projecting balconies along with light grey is incorporated to elevate the daylight reflectance into the flats within the scheme and compliment the variety of colours used across the scheme. Pink glazed stepped bricks is used for framing the ground and first level to better the public experience due to the proximity of the building frontages to the shared public spaces.

Figure 4.8 Building D Elevation Approach

Building F

4.72 Building F (Figure 4.10) has been designed by nimtim architects. The hierarchy of each elevation has used vertical, horizontal and infill elements. The colour of the balustrade / railings and window frames match the infill brick colour. Balcony bases are colour-matched to the brick colour of the horizontal bands.

4.73 The colour of the ground floor bays for the commercial units are variable depending on the tenant and can change bringing a colourful display like those on Rye Lane. In each ground floor bay, there is a fascia that forms a continuous datum around the building. The infill brick is set back so that it is the vertical pier is prominently read.

Building G

4.74 Building G has been designed by Jas Bhalla Works. Building G and K share a ground floor podium level. The elevations of Building G (Figure 4.11) incorporate a series of punched openings and recessed brickwork panels, complimented by projecting balconies on the east and west faces and recessed balconies on the southern and northern facades. A key elevation strategy was to separate the south-west corner of the proposal visually from the rest of the building to its importance within masterplan and its relationship to Aylesham Gardens. By extending the parapet and using a brick recess on all floors on the west elevation, the south-west corner is given a vertical emphasis that allows it to address Aylesham Gardens with more prominence.

Building H

4.75 The elevation approach for Building H (Figure 4.12) uses brick colours to create verticality while detailed articulations are used for variety and texture. Dog-tooth bricks and inset bricks detailing between windows adds pattern to the verticality of the building while horizontal glazed brick further helps in breaking the verticality. The inset balconies to the north of the building have a white brick façade while the balconies on the southern façade provide solar shading and create a residential activation for Hanover Park.

4.76 Bright yellow metal elements are used for balconies and window frames while glazed yellow bricks is used for the facades of retail spaces at the ground level along with glazed yellow brick horizontal band to highlight step back in mass.

Building J1 and J2

4.77 Building J1 and J2, as shown in Figure 4.13 and referred to collectively as Building J, are built adjoining to each other and sit perpendicular, where Building J2 is situated at the southern perimeter of the site and Building J1, which is taller than Building J2, extends into the centre of the site. The base of both buildings use the same darker brick colours highlighting the similarities in their residential and flexible retail uses and both open to the public realm.

4.78 The brick façades for Building J1 switches between three gradient stacks to highlight the levels where dwellings inside the building change size and form. Four shades of red brick colours with same underlying hue are used which change into lighter shades with the increase in the storeys, an approach similar to the layered gradient approach used within the wider scheme strategy. PPC (polyester powder coating) metal balconies and window frames will match the colours of the bricks. The horizontal expression in the elevation is achieved through the balconies, while window sizes and placements change at higher levels where smaller windows are provided at higher levels. Use of corbelled banding at the lower levels and appropriate sizing of balconies provide a regulated façade to these buildings.

Building K

4.79 Building K shares a podium garden at the ground level with adjacent Building G. The elevation approach for Building K (Figure 4.14) ties together two distinct styles of masses through vertical and horizontal expressions and a roofscape that shares stepping forms.

4.80 Within the north elevation of Building K, the taller mass of the building references the colours of the nearby Building G while the shorter mass references Building L's colours. Grounding of massing is achieved using darker tones of colours above. Horizontal articulations to highlight gallery access in lower mass are added to balance the vertical expressions of the taller mass of Building K.

4.81 Local historical architectural design like using brick patterns and specific window types (for instance Art Deco Crittall windows) is used to provide suitable backdrop for existing local buildings including Townscape Heritage Initiative (THI) buildings on the Peckham High Street. Character and detailing like use of large Crittall glazing to the flexible retail and leisure spaces is concentrated at the ground level to create hierarchy and legibility. Complementary tones of red, green and white colours in bricks and metalwork are used to enhance the identity of Building K.

Building L, M, N, P, Q and Podium

4.82 Building L, M, N, P and Q are connected through the podium containing the replacement supermarket and providing accessible external amenity at podium level for residents. Elevations for Building L, M, N, P and Q are presented in Figure 4.15 to Figure 4.19.

4.83 Building L is the sites anchor and grounds the development to the surrounding context whilst acting as a gateway to the site from the bus station to the north. The lower wing is mainly clad in a lighter orange brick, with darker orange brick used to ground the mass. The taller element is predominately clad in darker orange brick, with lighter orange brick details and inset entrance lobby.

4.84 Building M has a limited material palette, utilising a number of complementary tones to create visual interest at a large scale. The gradient wraps a variety of grey and white bricks around the building, articulated with a corresponding gradient of green metalwork in the balconies and window frames.

4.85 Building N has a pared back design, acting as a gateway and neighbourhood marker at the southern edge of the site. The ground floor is vibrant, using glazed green brick to activate the retail facades and residential entrance. Above the ground, the hues are more muted, with the horizontal banding between brick colours feathered to soften the distinction. Brick colours are carried upwards through repeated details.

4.86 On Building P, the placement of contrasting grey bricks between the stacked windows will create vertical banding down three of the façades. The northern facade does the inverse - lighter bricks are placed below the windows to reflect the design of building L and contributes to the formation of a cohesive frontage to the north of the site. The vertical lines will extend all the way to the top of the parapet to ensure the expression is visible from afar and positively contributes to the character of Peckham's skyline.

4.87 The ground and first floors of elevations of Building Q are designed to be bold and respond to the neighbouring residential palette, as well as be robust, using limited areas of glazed orange brick. The north and west elevations that face inwards towards the podium host more muted tones. The gradient is tied together through the orange metal colour of the balcony railings, and window and door frames, further softening the horizontal banding.

4.88 The replacement supermarket entrance is presented in Figure 4.20.

Figure 4.9 Building E Elevation Approach

Figure 4.10 Building F Elevation Approach

Figure 4.11 Building G Elevation Approach

Figure 4.12 Building H Elevation Approach

Figure 4.13 Building J Elevation Approach

Figure 4.14 Building K Elevation Approach

Figure 4.15 West and South Facing Elevation Approach for Building L

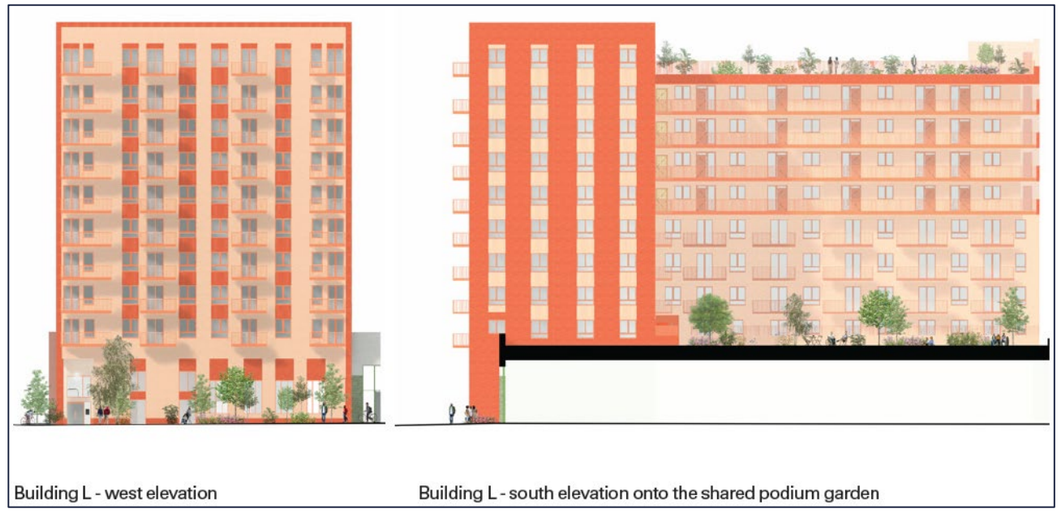


Figure 4.16 South and North Facing Elevation Approach for Building N

Figure 4.17 West and South Facing Elevation Approach for Building M

Figure 4.18 Elevation Approach for Building P

Figure 4.19 Elevation Approach for Building Q

Figure 4.20 Replacement Supermarket Entrance

PUBLIC REALM AND LANDSCAPING

4.89 The landscape proposals will provide public and private amenity space for those living, visiting and working within the Proposed Development, whilst also providing benefits to biodiversity. The landscape masterplan is presented in Figure 4.25 and Figure 4.26.

4.90 The public realm and landscape strategy for the Proposed Development will comprise a series of spaces offering a variety of experiences including, areas of public open space, communal and private amenity space, and playspace across the site. The Proposed Development will provide 9,407m^2 of publicly accessible space at ground floor level.

4.91 The landscaping has been divided into four main character areas as described below and shown in Figure 4.21:

- **Garden Walk**, which involves the provision of distinct planting, lawn areas, play areas and active frontages like spill out seating to food and beverage units and informative artwork and facilitates a key pedestrian route from Rye Lane to the replacement supermarket;
- **Green Links**, which involves the provision of connector routes like Peter Collison Passage and Botanical Way within the site and offering seating along pedestrian routes, street tree planting, integration of rain garden planting and cycle parking opportunities;
- **Peckham Yards**, which involves the development of the top northern portion of the site for residents and the public to provide social space for community gatherings, opportunities for art integration and hosting flexible social events along with food and beverages offerings, in accordance with the urban character of Peckham;
- **Roof Landscapes**, which involves the provision of podium gardens across the podium level of Buildings G & K, above the supermarket accessed by Buildings L, M, N, Q and P and rooftop levels of Buildings A, L, M, N, G and K. Green roofs are also proposed for at roof level of the remaining buildings, with residential amenity spaces.

4.92 The Ground Floor character areas are further divided into public realm spaces based on function and location and will provide the Proposed Development with a variety of experiences and uses to offer the public (Figure 4.22):

- **Aylesham Gardens**: the landscape public realm heart of the development with an open lawn area, spill out space to food and beverage retail units, play area, and water jet play feature. The space has been designed for flexibility in mind in order to host a number of events throughout the year.
- **Peter Collison Passage and Botanical Way**: The two gateways from Rye Lane into the site. The urban orchard at Peter Collins Passage acts as a unique urban experience where visitors can sit under flowering fruit trees, socialise, and be surrounded by local art, whilst the double height entrance at Botanical Way provides active ground floor retail units with views towards Aylesham Gardens and the supermarket.
- **Peckham Yards**: a social space for residents and members of the community, located in the north-west corner of the site providing spill out space from the adjacent commercial units. Its built-in flexibility caters for a variety of events as well making it very much of the urban character of Peckham.
- **Green Links**: which involves the provision of connector routes within the site and offering seating along pedestrian routes, street tree planting, integration of rain garden planting and cycle parking opportunities.

4.93 The planting and tree typologies in particular will help to differentiate one space from another, as well as the use of site furnishings. The design and names of the public realm spaces draw on the botanical influence within the site's history.

4.94 Site furnishings, materials, lighting design, specialty features and art installations are proposed within the public realm and will be tailored as per the different character areas and the site landscaping design.

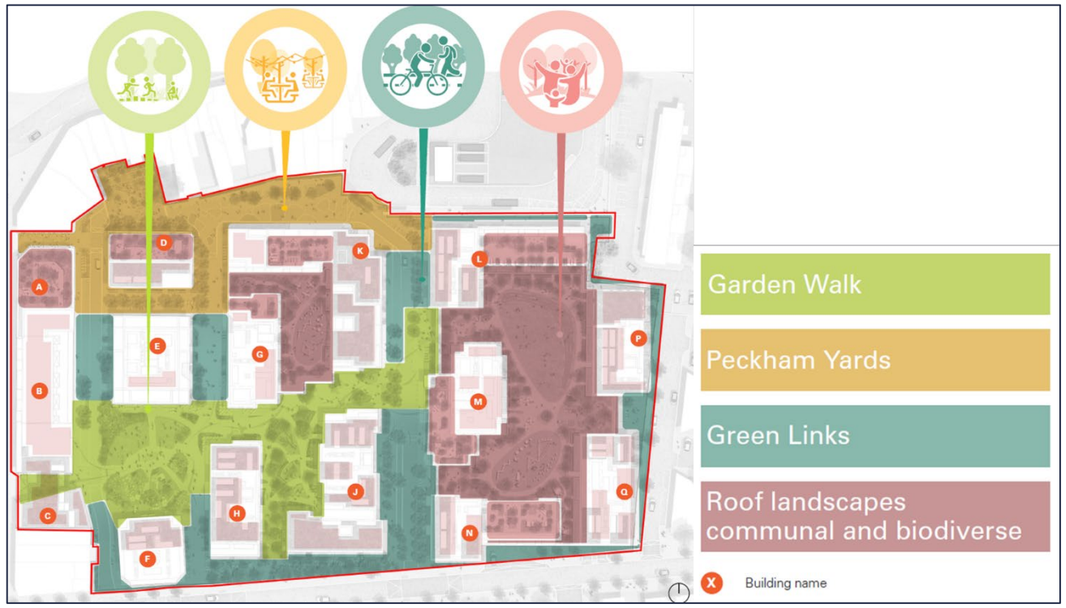
4.95 Private amenity space in the form of private balcony/terrace is provided in all residential dwellings, in accordance with the London Plan and Southwark Plan policy requirements. Additional communal private amenity space totalling 3,856m^2 is provided within the Proposed Development. Play and shared amenity

spaces are located across the podiums within the different Buildings and within the ground floor public realm spaces. The Proposed Development will provide 9,407m^2 of public realm and 3,077m^2 of children's playspace.

Table 4.6 Public Realm and Amenity Space for the Proposed Development

Land Use	Area (m^2)
Public Amenity Space	9,407
Private Amenity Space	Provided in the form of a private balcony/terrace within each residential dwelling
Residential Communal Amenity Space	3,856
Playspace	3,077

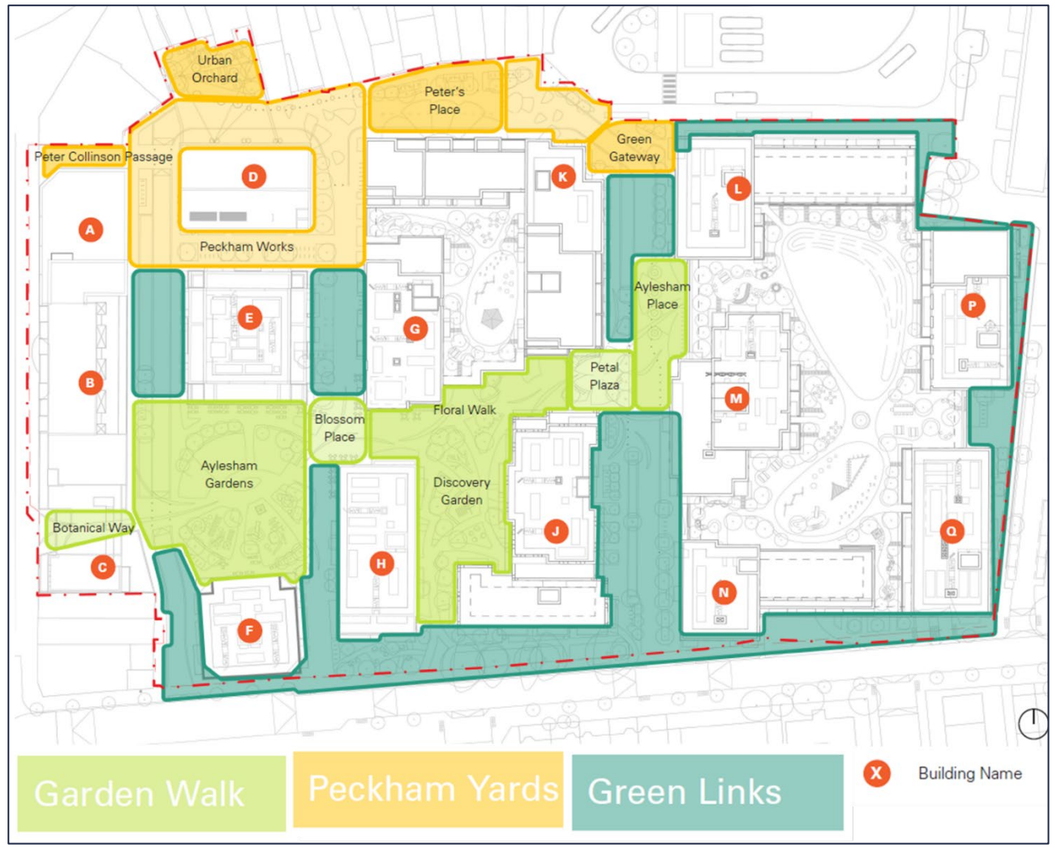
Figure 4.21 Landscaping Character Areas



Planting

4.96 The plant selection (as shown in Figure 4.24) will be specific for each character areas and scales of the Proposed Development and will involve a combination of native and adapted species of plant which will have high durability and require low water. Ground floor levels are proposed to consist woodland understory plants while Mediterranean plants are proposed for roof levels to reflect anticipated light levels. The plant species mix will consist of varied coloured flowers and leaf types and a mix of native and non-native pollinator species which is aimed to reflect the character and function of the different spaces within the Proposed Development and enhance the biodiversity benefits respectively.

Figure 4.22 Ground Floor Landscaping Character Areas



Tree Strategy

4.97 The structural tree planting is proposed to play a significant role in providing functional framework, framing views or enhancing key routes in certain sections of the site while also enhancing visual amenity and providing distinctive identity to other sections of the site.

4.98 The existing trees to Hanover Park are largely retained where possible as they provide an important buffer to the road and to the residential area to the south. Category 'U'[2] trees across the site are being removed and replaced with new tree planting. As detailed within the Arboricultural Impact Assessment submitted in support of the planning application, most of the trees on-site are Category C[3], with some Category B[4] trees to the north and east of the site. There are no Category A[5] trees on-site. Seven Category B trees and 24 Category C trees are to be removed and replaced with new trees

4.99 The considerations in selecting the tree species involve characteristics such as higher natural light penetration through the tree canopies, higher branch heights to prevent the obstruction of the view of the masterplan and species complementing the respective landscape character areas along with texture, colour and height considerations. The tree palette considerations include the following factors:

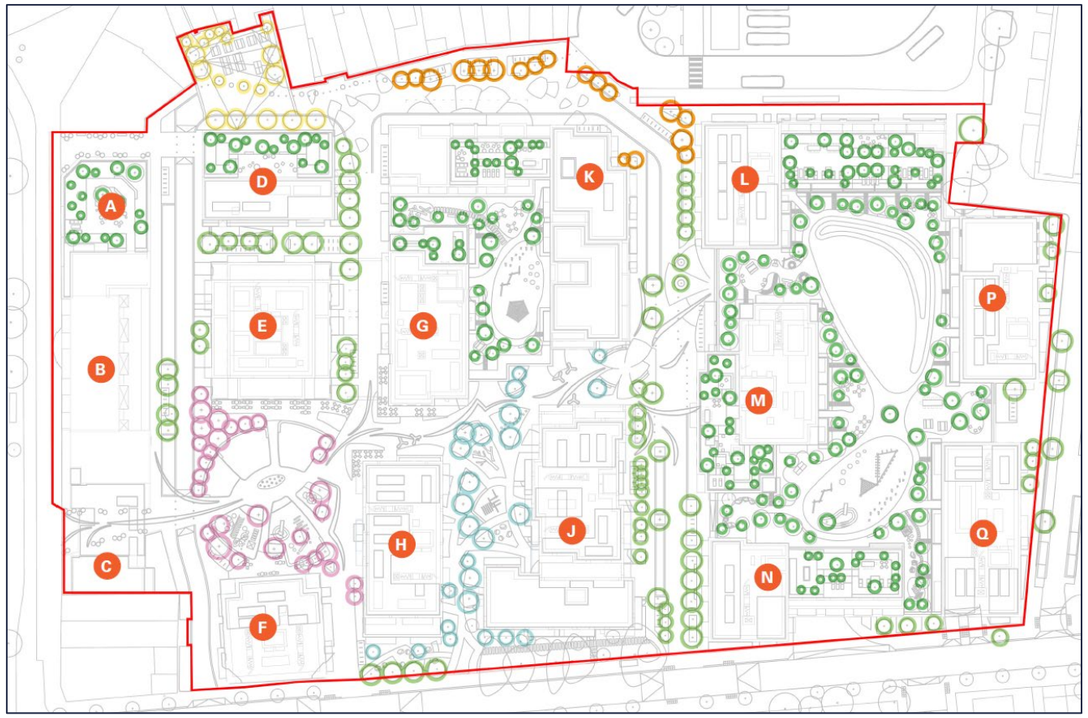
- Appropriateness to place in terms of eventual size, form and vigour;

[2] *Category U: Trees in such a condition that any existing value would be lost within 10 years, and which should, in the current context be removed for reasons of sound arboricultural management.*
[3] *Category C: Low quality trees with minimum 10 years life expectancy or trees below 150mm stem diameter.*
[4] *Category B: Moderate quality trees with minimum 20 years life expectancy.*
[5] *Category A: High quality trees with minimum 40+ years life expectancy.*

- Aspect and direct sunlight available;
- Biodiversity value;
- Longevity.

4.100 The tree planting strategy for the Proposed Development is shown in Figure 4.23.

Figure 4.23 Tree Planting Strategies



Magnolia Grove
- Amelanchier lamarckii
- Magnolia kobus
- Magnolia virginiana
- Magnolia tripeltata
- Magnolia loebneri

Urban Orchard
- Malus 'Evereste'
- Malus 'Rudolph'
- Malus 'Dark Rosaleen'
- Malus 'Cardinal'
- Malus 'Red Sentinel'
- Amelanchier lamarckii

Dogwood Dell
- Cornus mas
- Cornus controversa
- Cornus kousa
- Amelanchier lamarckii
- Cornus alternifolia

Street Trees
- Tilia cordata 'Green Spire'
- Acer campestre
- Prunus padus
- Acer platanoides 'cleveland'
- Ulmus hollanica 'columella'
- Thuja occidentalis 'Columna'

Maple Walk
- Acer tartaricum
- Acer pensylvanicum
- Acer x zoeschense
- Amelanchier lamarckii
- Acer campestre

Podium / Roof Garden Trees
- Acer campestre
- Acer ginnala
- Cornus mas
- Ostrya carpinifolia
- Arbutus unedo
- Pinus leucodermis 'Compact Gem'
- Pinus sylvestris 'Watereri'
- Pinus mugo 'Gnom'
- Zelkova serrata

X Building Name

Figure 4.24 Planting Strategy for the Proposed Development

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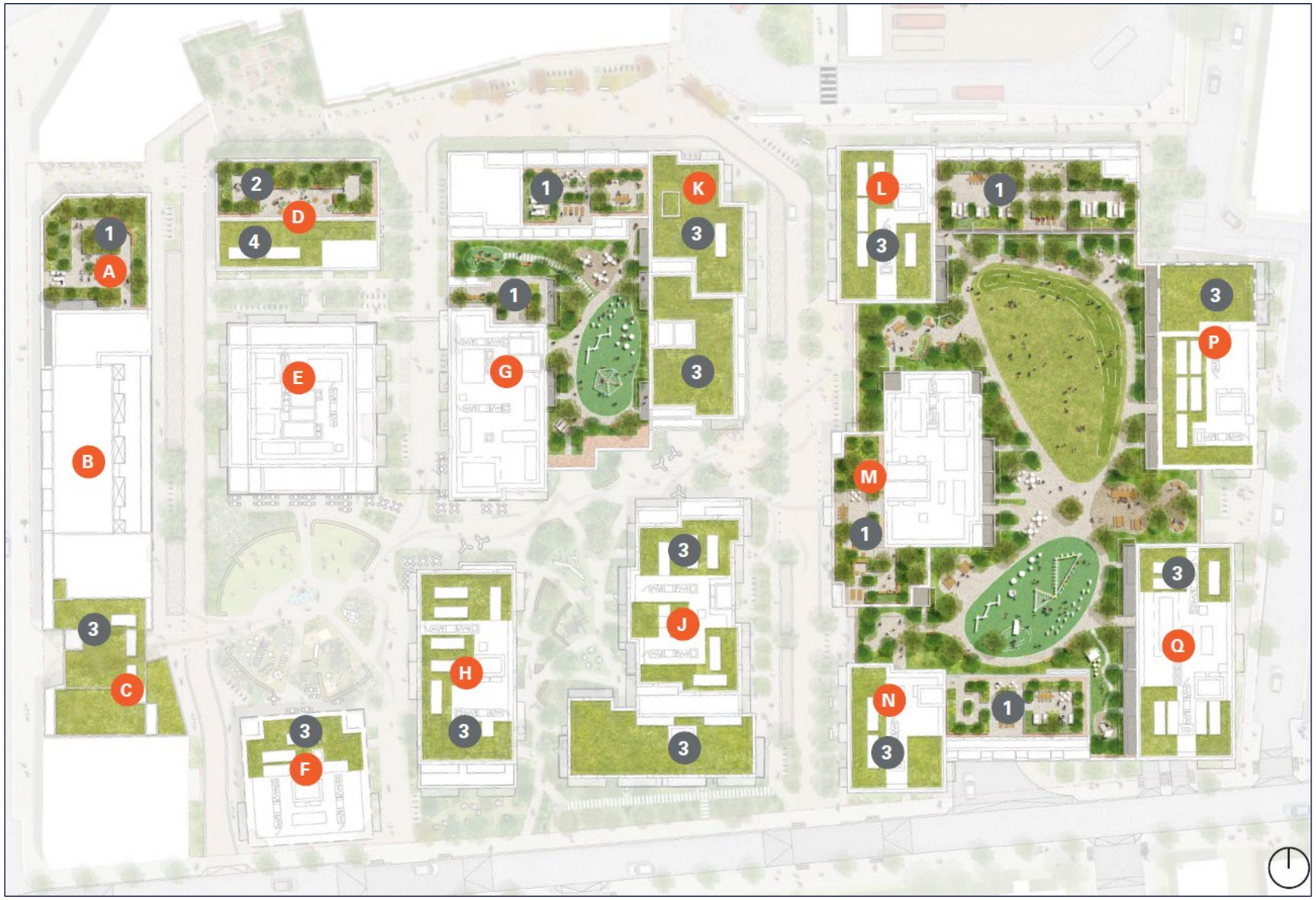
Figure 4.25 Ground Floor Landscaping Masterplan

Figure 4.26 **Elevated Levels Landscaping Masterplan**



Key

- 1 Residential roof terraces
- 2 Work space roof terrace
- 3 Biodiverse wildflower roof planting
- X Building name

Playspace

4.101 The Proposed Development has incorporated a total of 3,077m^2 of playspace and has made provision for space designed for all age groups. Table 4.7 sets out the amount of playspace required by the Greater London Authority (GLA) by age profile, compared to the playspace provided within the Proposed Development. The proposed playspace is shown in Figure 4.27.

Table 4.7 Playspace Provision

Play Typology (Age Profile)	Playspace Target (m^2)[6]	Playspace Provision (m^2)
0 – 4 Years	1,608	1,610
5 – 11 Years	1,203	1,257
12+ Years	777 (majority to be provided off-site)	210
TOTAL	**3,588**	**3,077**

4.102 The Proposed Development will provide all of the playspaces for children aged 0 to 11 within the site whileplay spaces for 12 and above age group will be provided both on and off the site. Playspaces for ages 0-4 and for children aged 5-11 will be provided on the respective podiums of Buildings G, K, L, M, N, P, Q and on the ground floor public realm for other buildings. Access to the shared communal space/playspace for those residents not living within a building above the supermarket podium will be through the concierge located within the lobby of Building M. Given the on-site space constraints, the majority of Youth Playspace (12+ years) will be accommodated off-site via a financial contribution to the improvement of surrounding park playspaces within 800m walking distance, namely: Bells Gardens, Warwick Gardens or Cossail Park. Funds will be secured via a Section 106 planning obligation. Some of the neighbourhood play (12+ year old) will be accommodated on-site in the form space designed for informal meeting and exercise

Figure 4.27 Proposed Development Playspace

[6] *This is based on the proportional split of children aged 0-4 years and 5-11 years as set out in the GLA Population Calculator 2019 applied to the 2017 population figures to provide a conservative assessment*

Lighting Strategy

4.103 The lighting of the public realm has been developed being mindful of the need to provide safe and welcoming spaces in the hours of darkness which also enhance qualities of the landscape. Roads are lit to meet highway standards using pole mounted fittings in line with highway authority standards.

4.104 Lighting of pedestrian routes is via lower poles and building mounted light fittings where appropriate, ensuring that routes are lit to create a safe environment for effective navigation.

4.105 Feature lighting is considered for key elements in the landscape where it will enhance the experience of the space in the hours of darkness.

ACCESS, PARKING AND SERVICING

Pedestrian and Cycle Access

4.106 Pedestrian access will be accommodated across the site, segregated from general vehicle routes where possible. Landscaping provides level access throughout, allowing residents to approach their lobbies from all directions.

4.107 Wayfinding was considered during the design development of lobbies. All entrances are clearly defined by being inset; this also increases residential privacy where entrances are located along major pedestrian routes. Buildings with podiums have lobbies located on corners so they can be easily identifiable amongst adjacent active ground floor frontages. Other lobbies are evenly dispersed across the site to create variety and interest.

4.108 Building A, B and C, located along Rye Lane, are accessible from their rear, east elevation, to increase resident privacy and maximise commercial frontage along the existing characterful Rye Lane.

4.109 Building D and K orientate north to benefit from a direct relationship with the public realm offered by Peckham Yards.

4.110 Building H has a dual aspect lobby to allow interconnectivity with the landscape and resident flexibility.

4.111 Buildings E, G, and J benefit from more private lobbies, embedded into the Proposed Development.

4.112 Building M anchors the Proposed Development. Its entrance is clearly defined by an external colonnade.

4.113 The creation of Green Links, Peckham Yards and Aylesham Gardens will create lively anchor points, improving the pedestrian experience within the site. A range of landscaping strategies stem off Market Lane and offer residents a choice of direct or leisurely routes to each building.

4.114 Beyond the site pedestrian environments are enhanced through landscaping and contextual frontages. The busy public realm adjacent to the TfL bus station has also been considered. The provision of a cycle hub responds to the active surroundings.

Cycle Parking

4.115 A total of 1,865 cycle parking spaces are proposed throughout the site, split as follows:

- Long Stay:
  - Residential – 1,517 spaces;
  - Supermarket – 26 spaces;
  - Flexible retail, leisure and commercial (excl Supermarket) – 22 spaces;
  - Workspace – 44 spaces.
- Short Stay:

- Residential – 44 spaces;
- Supermarket – 63 spaces;
- Flexible retail, leisure and commercial (excl Supermarket) – 142 spaces;
- Workspace – 7 spaces.

4.116 The Proposed Development offers high quality cycle hubs. Protected zones will be dedicated for repairing and cleaning bikes. Where cycle stores are above ground floor, platform lifts are provided for easy manoeuvring of bicycles. The hubs will have a high percentage of mesh/louvred facade to let in natural daylight and maximise ventilation, in turn improving spatial quality.

4.117 Cycle storage for residents of Buildings L and M is combined, located to the north of Phase 1. Platform lifts service a 3 tiered cycle hub which is easily accessible and in close proximity to the existing TfL bus station. Arches will frame the cycle hub and create an active frontage to the public facing façade.

4.118 The landscaping and transport strategy will provide suitable pedestrian crossings to facilitate safe access to the entrance to Building N's dedicated cycle store which is located to the south of Phase 1 between the replacement supermarket service yard and carpark entrance.

4.119 Buildings P and Q will share cycle storage. Access will be via platform lifts to the east of the site, helping to activate Mckerrell Road as a through route.

4.120 Buildings A B and C have a consolidated cycle store to the south end of Rye Lane. Platform lifts service a 3-tiered cycle hub which is easily accessible and in close proximity to the existing TfL bus station.

4.121 Retail and office spaces will provide facilities for staff cycles within their units.

4.122 Buildings F, H and J provide cycle storage for their residents within their respective buildings.

4.123 Buildings E, G and K share the cycle hub located under the podium between Building G and K.

4.124 Sheffield stands are integrated into the landscaping plan in order to facilitate short stays on-site. The range of locations will make use of retail and food and beverage units convenient and encourage activation of the public realm.

Vehicle Access and Parking

4.125 The residential car parking provision will include 11 blue badge car parking spaces for residents and employees of the town centre (non-supermarket) uses of which six parking spaces will be located at the ground level and five spaces will be located at the basement level within the podium. The Replacement Supermarket car parking (at basement level) will provide 140 parking spaces (124 standard spaces, eight spaces each for Blue Badge parking and Parent/Child parking), for commercial uses only (20% of which will be active EV charging spaces).

4.126 There are ongoing discussions with LBS Highways Officers; however, the intent is for one or more of the on street blue badge spaces to be used to accommodate a car club to provide vehicle access to blue badge holders without the need to own a car.

4.127 The basement parking will be accessible via a ramp along Hanover Park.

Deliveries, Servicing and Waste

4.128 Figure 4.28 indicates the position of loading areas and waste collection positions on the street throughout the site.

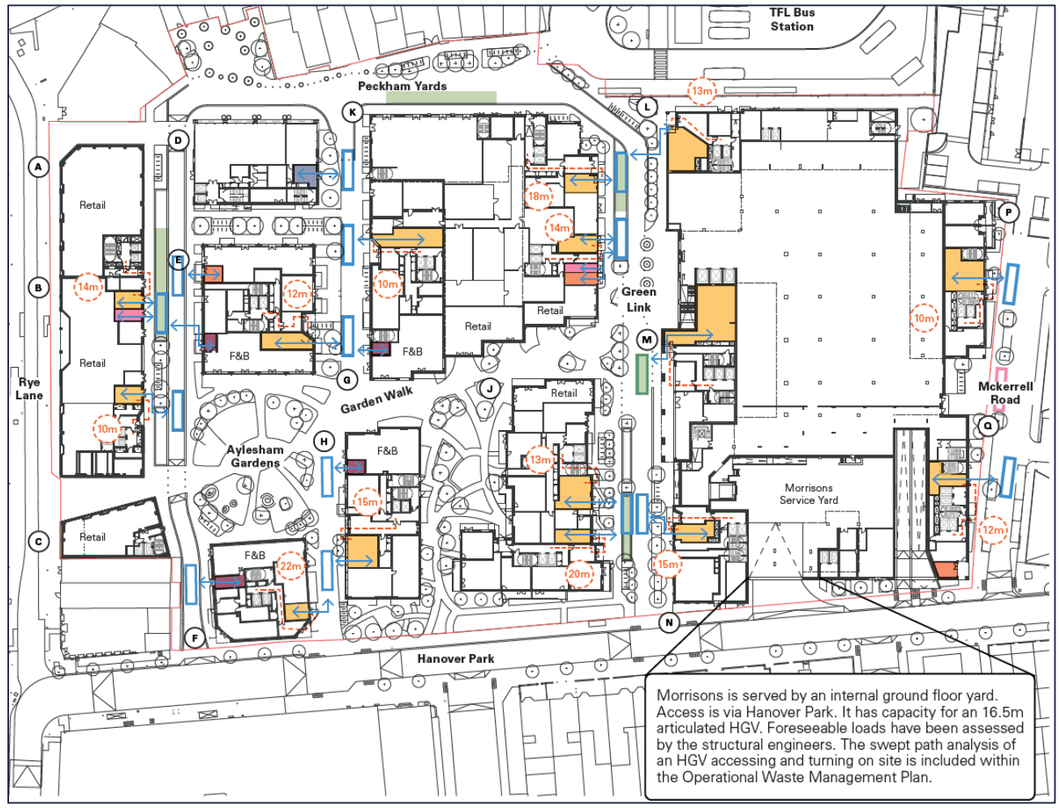
4.129 Take-away food, and food deliveries, will be direct to each residential core. There is no on street parking within the scheme. However, there are adequate loading bays and parking areas to allow delivery drivers to stop adjacent to lobbies on the street.

4.130 All residential Buildings have access to a dedicated secure refuse storage facility. These are located within their respective buildings. Three bulky waste stores for disposal of larger items are provided across the scheme in buildings E, K and Q. Residents will be informed of the general waste and recycling management upon moving in. There will also be on-site management should residents have any issues.

4.131 Most bin stores are to be collected weekly. All refuse collection points are within 10m of their respective stores. The Supermarket commercial waste is managed separately and collected through the integrated service yard located at ground floor to the east of the site and will be directly accessible off Hanover Park. The service yard has capacity for 16.5m articulated HGV.

4.132 Refuse from the flexible retail, leisure and commercial outlets is also consolidated across the ground floor to facilitate easy waste disposal and maintenance of the public realm.

Figure 4.28 Servicing Strategy



Waste

4.133 Once operational, the Proposed Development is anticipated to produce 222,200 Litres (L) of waste and recycling material from all land uses per week, equating to approximately 1,456 tonne per year (i.e., based on the following approximate densities: Mixed dry recyclables (MDR) – 84 kg/m^3, Food – 695 kg/m^3 and Residual waste – 81 kg/m^3). An Operational Waste and Recycling Management Strategy has been prepared and will be submitted in support of the planning application.

ENVIRONMENTAL CONSIDERATIONS

Flood Risk, Water Demand and Drainage

4.134 The site is located entirely within Flood Zone 1 and is therefore at low risk of flooding from rivers and/or the sea. The Environment Agency's risk of surface water flood risk mapping identifies that the majority of the site has a very low surface water flood risk; however, the mapping indicates that there is an area of ponding with up to a high surface water flood risk.

Water Demand and Efficiency

4.135 Residential developments should minimise the use of mains water and achieving mains water consumption of 105 litres or less per head per day in line with the London Plan. Based on this the Proposed Development will generate 195,510 litres per day.

4.136 Commercial development should achieve at least the BREEAM excellent standard for the Wat 01 or equivalent (12.5% improvement over defined baseline performance standard).

4.137 The Proposed Development will ensure the installation of efficient fixtures, fittings and appliances to assist in the reduction of indoor water consumption minimizing the load on wastewater systems of the project. The targeted reduction in mains water demand over the baseline BREEAM water consumption is an overall improvement of 50%. This is demonstrated through appropriate specification of sanitary fixtures as defined in BREEAM. The minimum requirement in Wat 01 for an 'Excellent' Rating is met and exceeded.

Drainage

4.138 A drainage strategy has been prepared and is submitted in support of the planning application.

4.139 The surface water drainage strategy proposes to make use of the existing connections to the Thames Water combined public sewer system surrounding Rye Lane and Peckham High Street. It is proposed to restrict surface water discharge to greenfield run-off rates in the permanent condition in line with the London Plan and Policy P68 of The Southwark Plan. The greenfield run-off will be restricted to 6.3 l/s split between two outfalls to the west and north-west of the site. To achieve run-off restrictions, it is proposed to provide 1,083m³ of green/blue roof and 2,800m³ of below ground geocellular storage as primary attenuation measures.

4.140 A number of Sustainable Drainage Systems (SuDS) features have been incorporated into the Proposed Development where possible including rainwater harvesting systems, green roofs, bioretention systems, trees, pervious pavements, attenuation storage tanks and detention basins.

4.141 An allowance of 40% increased rainfall intensity has been incorporated into the design to account for climate change.

Ecological Enhancements

Urban Greening Factor

4.142 Urban greening is set out in Policy G5 of The London Plan, 2021 and is also discussed in Policy P59 of the Southwark Local Plan 2022. The GLA policy G5 seeks to increase the greening of London by including it as a fundamental element of the site and building design, considered at the beginning of the design process. Urban greening can help to meet other policy requirements and provide a range of benefits including amenity space, enhanced biodiversity, addressing the urban heat island effect and sustainable drainage.

4.143 The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor to each surface cover type proposed in a planning application. Factors range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces. The UGF score is calculated for each surface cover type by multiplying the assigned factor by the proposed area. The individual UGF scores are added together and dividing by the site area, calculating the overall UGF score.

4.144 The policy recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development. The UGF score for the Proposed Development is 0.38. The detailed calculation of the Proposed Development's UGF is provided in the Design and Access Statement prepared for the planning application.

4.145 The Proposed Development looks to maximise 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.

4.146 The Design Team 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.

Biodiversity Net Gain

4.147 A Biodiversity Net Gain Assessment has been prepared to accompany the planning application.

4.148 The Proposed Development will deliver a significant net gain for area-based habitats when comparing the developed site against the pre-construction baseline. Retention of urban trees on the site where possible alongside the delivery of a range of semi-natural habitats on the site has resulted in a biodiversity net gain for the Proposed Development.

4.149 Defra's Statutory Biodiversity Metric was utilised to calculate the delivery of net gain of biodiversity, with the Proposed Development delivering an increase of 111.02% in habitat units and meeting the Trading Rules built into the metric.

4.150 The Proposed Development would therefore provide a significant increase in habitat value and biodiversity net gain therefore contributing positively to the increase in biodiversity within the local area.

4.151 The Proposed Development will therefore meet national and local planning policy requirements to deliver a net gain and will comply with the statutory requirement, through the Environment Act 2021, to deliver a biodiversity net gain of 10% or more.

Circular Economy

4.152 The six circular economy principles (building in layers, designing out waste, design for disassembly, designing for longevity, designing for adaptability and flexibility, and using systems / materials that can be reused / recycled) are a fundamental part of the building design process. The development waste reduction targets and proposed site policies are compliant with all circular economy principles.

4.153 The urban design principle of the potential reuse of the Aylesham Façade prompted a pre-demolition material survey to assess the condition of existing materials on-site and identify opportunities for reuse or recycling. A study conducted by dRMM and structural engineers, determined reusing the existing Rye Lane façade was not feasible, recycling was deemed a more sustainable option to be followed.

4.154 The following measures have been / will be implemented:

- **Pre demolition material audit** - 100% of concrete and brick and 25% of bituminous materials, including asphalt, to be recycled on-site (crushed and used as infill material or material for creating pile mats).
- **Lean design approac**h - Bespoke slab reinforcement in each building.
- **Early facade studies -** Early façade studies determined the most appropriate treatments in terms of character, circular economy and sustainability.
- **Low carbon structures** - Low carbon structures, investigated by structural engineers to be used where possible.
- **Standardised brick details** - Only whole and half bricks to be used to reduce cutting and wastage. It is proposed all openings are spaced to standard UK brick dimensions.
- **Low maintenance materials** - External furniture will be robust to tolerate the demands of the public environment. Timber will be used to create tactile and comfortable surfaces.
- **Future proofing** - Lightweight partitions can be removed in future if there is need to change internal layouts. Building services are designed to be flexible to future energy demands and changes in building uses.
- **Sensible use of cement -** Low carbon cement replacements are proposed in concrete mixes for structural elements and possibly zero cement mixes where appropriate.

4.155 A Circular Economy Statement has been prepared and submitted in support of the planning application.

Energy and Sustainability

4.156 An Energy Statement has been prepared in support of the Proposed Development. Planning Policy for the Proposed Development requires that demand reduction measures are implemented to achieve a minimum improvement of 35% Carbon, over Part L 2013 standards, with any remaining emissions offset through a carbon levy.

4.157 The Energy Strategy for the Proposed Development is driven by the local and national guidelines including the GLA Energy Plan 2022 which provides a London Energy Hierarchy (i.e. Be Lean, Be Clean, Be Green and Be Seen).The following mitigation methods will be implemented to minimise the internal heat generation through energy efficient design of the Proposed Development:

- Energy efficient lighting i.e. LED;
- Lowering the air permeability rate beyond the standardized values;
- Installation of heat recovery ventilation systems (Mechanical Ventilation Heat Recovery (MVHR)) which average 89% efficiency;
- Cooling provision through VRV / VRF systems to retail and office spaces.