Aylesham Centre Redevelopment
Design Brief
2nd May 2023

OVERVIEW

Berkeley Homes (North East London) Ltd is delighted to confirm your invitation to tender for the opportunity to provide architecture services for the Aylesham Centre redevelopment, an exciting regeneration project in Peckham.

This brief has been developed in collaboration with the London Borough of Southwark planning officers. Proposals are invited in response to this brief, these will be reviewed and an architect selected by a panel of LB Southwark officers and representatives from Berkeley.

Programme

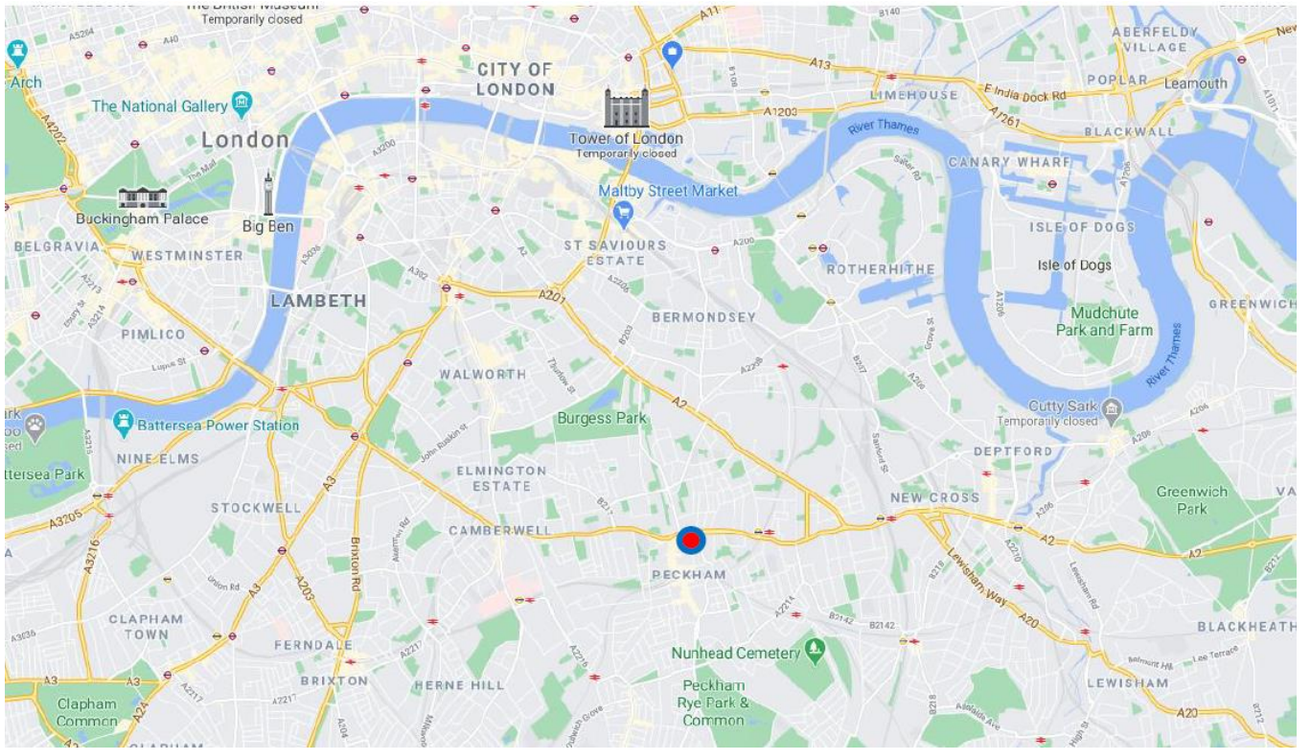
	2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Design Programme																																				
Agree new brief with LBS																																				
Project team tenders																																				
New project appointments																																				
Feasibility & Optioneering																																				
Concept masterplan (inc. massing and layouts)																																				
Floorplans, materiality & landscape																																				
Preparation of Planning docs																																				
Public Engagement																																				
Consultation #1 - New proposals																																				
Consultation #2 - Detailed proposals																																				
Planning Programme																																				
First pre-application meeting																																				
Pre-application discussions																																				
Parameters Freeze for Technical Assessments																																				
Technical Assessments / Preparation of Planning docs																																				
Full Scheme freeze																																				
Legal Review																																				
Formal submission (Full Detail)																																				
Determination of Application (16 weeks based on EIA)																																				
Validation																																				
Determination period																																				
Planning Committee / Resolution																																				
S106 Agreement																																				
Decision																																				
JR Period																																				

LOCATION

The Aylesham Centre is a 2.71ha (6.75 acres) town centre site which currently comprises a shopping arcade, Morrisons supermarket, petrol filling station and surface level car park. The site is located within the London Borough Southwark and is bounded to the north by Peckham High Street, to the east by Rye Lane, and to the south by Hanover Park. Peckham Rye Station is 0.2mi south of the site.

The site is allocated (NSP71) within the Southwark Plan 2022 for residential led mixed use development. The site allocation includes the neighbouring TFL bus stand, but this does not form part of our application boundary.

[Link: Southwark Plan 2022 - Southwark Council]



BERKELEY VISION

Looking at the site afresh, our ambition is to develop an iconic and transformative sustainable, mixed-use development from the ground up. Our ambition is to create a new vibrant quarter of the town centre that represents Peckham's unique identity as a diverse and inclusive community and builds on its strengths as a lively destination.

The development will focus on creating a series of meaningful new public spaces and character areas where new complementary retail, leisure, cultural and creative uses will be able to thrive. We envision utilising a contextual yet inspiring design approach, which delivers a step-change in architectural quality and compliments the unique identity and character of the town centre. Alongside this, the introduction of new quality homes for Peckham will ensure that a long-term sustainable future for the community is achieved.

Our starting point is the Southwark Plan and we will continue to engage with the community to develop a deliverable proposal that considers the needs, desires and ambitions of our local residents, businesses and stakeholders. The results of which will create a sustainable new quarter in the community; the overall legacy of which will benefit the neighbourhood for generations to come.

OPPORTUNITIES & CONSTRAINTS

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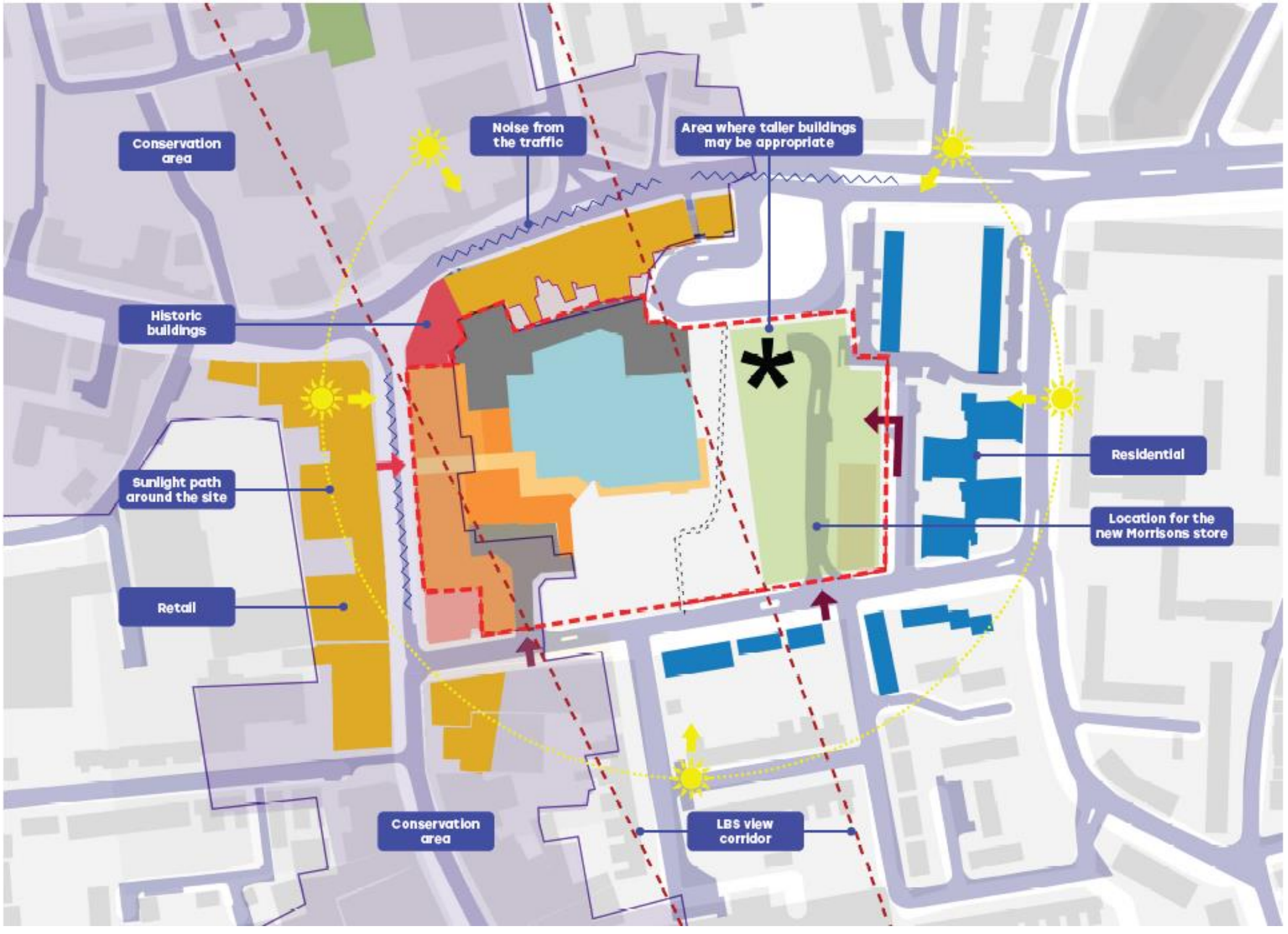

SOUTHWARK PLAN SITE ALLOCATION

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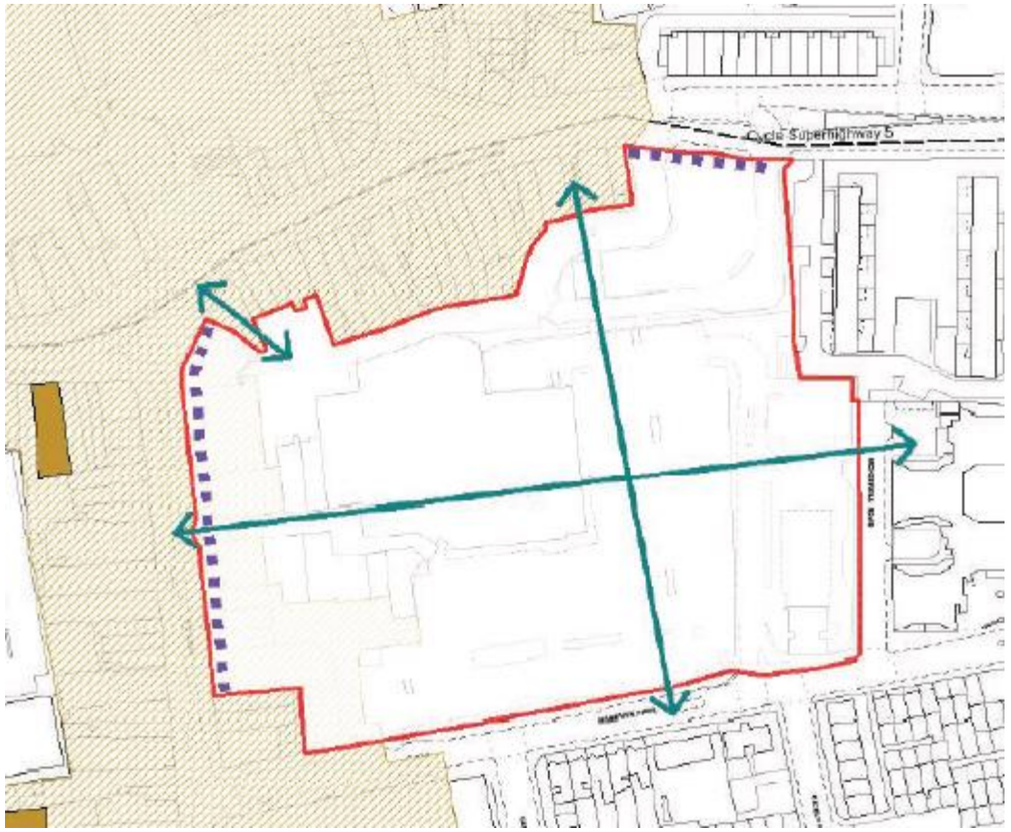

Key Aspects

- Indicative site capacity: 850 homes
- Retention of the supermarket use
- Re-provision of retail floorspace
- Provision of enhanced public realm and civic space
- Provision of N-S and E-W green links
- Provision of active frontages along Rye Lane
- Provision of a range of retail shop sizes
- New intermediate affordable housing through a Community Land Trust

Design Guidance

- Consideration of neighbouring residential and heritage assets
- Provision of active frontages throughout
- Enhance Rye Lane frontages
- Maximise links across the site and connect to existing road and public realm layout
- Heights up to 20 storeys could be appropriate
- Height and massing should be directed to the east of the site to minimise impact on views to the city

CORE OBJECTIVES

- Maximise the site for the delivery of new residential and non-residential floorspace and public realm, being cognisant of the site's sustainable town centre location alongside the aspirations of the site allocation. Careful consideration to be given to the local context and designers should have regard to Southwark's pre-application letter dated 15th November 2022.
- Indicative 850 homes / c.700k sqft (residential net saleable area)
- 35% affordable housing by habitable room, with 25% SR and 10% INT (a number of the intermediate homes may be delivered through a Community Land Trust).
- Two buildings of 20+ storeys, noting that this may require the delivery of additional local benefits and justification in terms of townscape and heritage impacts.
- East/west and north/south permeable routes
- No requirement for a bus route but passive provision to be provided.
- Planning application to be limited to Berkeley's ownership boundary but consideration to be given to how pedestrian access to and across the TfL bus station could be improved, including bus stands/turn around space and boundary conditions as required by the Southwark Plan.
- High quality new and exciting public open spaces
- Inclusive, vibrant and thriving ground floor
- Complement the existing local retail offer by anchoring Rye Lane as a destination
- Provide exemplary new energy efficient and low carbon homes
- Provide EVCPs and space for cargo bikes in Morrisons to encourage lower car usage.
- Fully detailed application
- Masterplan / building design / typologies to reflect Peckham's character where possible

TARGET CORE OBJECTIVES

- Buildings on Rye Lane to be no more than 7 storeys with the 7th storey set back. Buildings adjacent to the clock tower no more than 4 storeys, buildings adjacent to HSBC building on Rye Lane no more than 5 storeys.
- Buildings to the rear of Peckham High Street to be no more than 8/10 storeys
- Building on McKerrell Road to be no more than 7 storeys
- Careful consideration to be given to impact upon Purdon House
- Clear sky behind the turret of the clock tower when viewed from Peckham Road (Burger King)
- Majority dual aspect homes
- The use of local architects, particularly young black practices for the design of specific areas of the site
- Regularised and efficient buildings
    - Target 80% gross to net efficiency
    - Wall to floor ratio no more than 0.55
    - 60:40 masonry to glass ratio
    - A mix of built in and Bolt on balconies. Some bolt on balconies to be positively drained with underside soffit.
    - Brick for buildings under 20 storeys with punch hole aluminium windows and doors. Brick budget £800/thousand.
    - Pre-cast facades finished in brick for buildings over 20 storeys with punch hole aluminium windows and doors
    - Limited articulation to roof line with exception of Rye Lane.
- Masterplan permeability to focus footfall on key retail/commercial areas including area to rear of Peckham High Street.
- Basement to be limited to the carpark below the Morrisons food store

RESIDENTIAL REQUIREMENTS

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Residential Areas
- c. 700,000sqft NSA
- Maximise the site for the delivery of new homes.
- Apartments to be to min space standards

Private Amenity
- Balconies to be a mix of built in and bolt on (i.e. not inset) and min. LHDG sizes. Some balconies to be positively drained with soffit detail to underside.

Block Design Principles
- Average 8 units per core but should be below that number on Rye Lane fronting block. (See comments on Greenwich approach).
- Block depths to be 17.4m - 7.2m apartment depths separated by a 1.5m corridor

Cycle Storage
- Cycle storage to Southwark standards

Residents Facilities
- Business lounge and screening room to be provided with outdoor amenity

Basements
- Basements to be limited to phase 1 / below the food store

Wheelchair accessible units
As per Southwark Plan policy

Parking
- No private residential parking
- Blue badge parking up to a maximum of one space per wheelchair accessible unit.

RESIDENTIAL REQUIREMENTS

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Affordable Housing

- 35% affordable homes by habitable room
- A number of intermediate homes may be delivered through community land trust

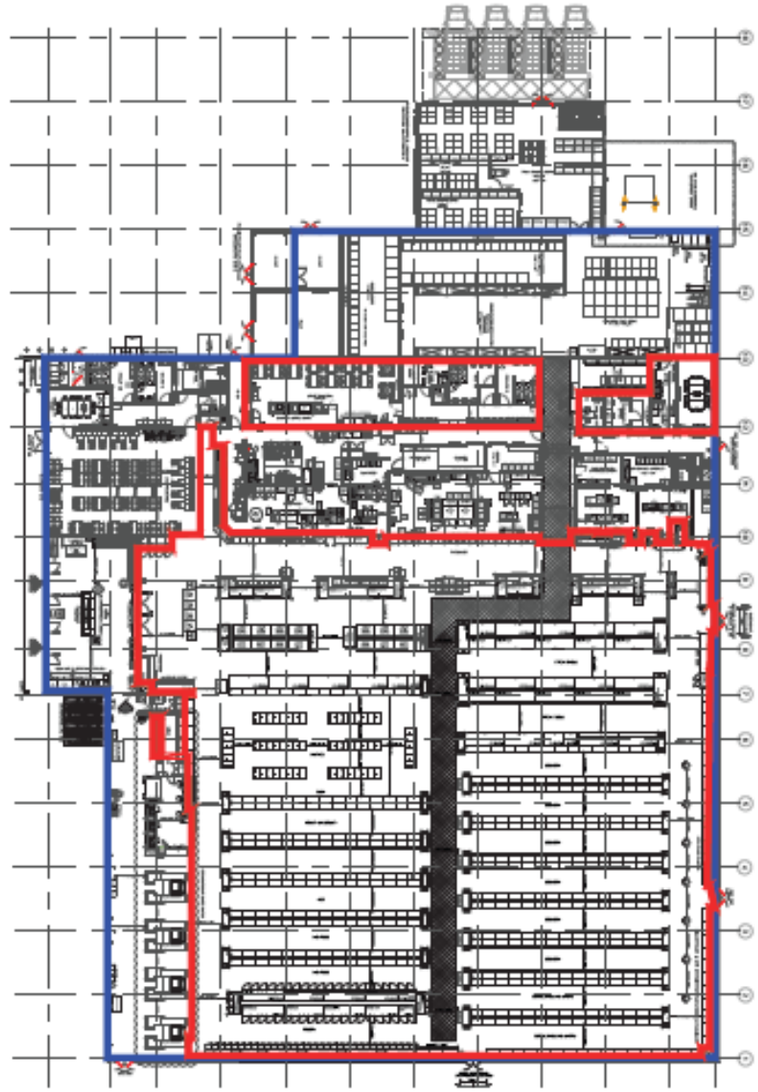
Mix

Target mix as follows: 60% 2 bed and above, 20% need to be 3 bed and above as the site is located in the Peckham Action Area Core. Majority of these can be in the affordable housing. If intermediate homes are delivered through a Community Land Trust this may result in a higher proportion of 3 bed units in this tenure.

	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P
Social Rent						
	0%	20%	20%	25%	35%	0%
Shared Ownership						
	0%	20%	40%	30%	10%	0%
Market Sale						
	5%	29%	16%	34%	10%	6%

NON-RESI REQUIREMENTS

- c.10,500sqm GIA total non-residential floorspace
  - Including min. 4,549sqm GIA new Morrisons food store
  - Remaining floorspace can be a mix. of towncentre non-residential uses – e.g. leisure, workspace, F&B – in a range of unit sizes.
  - Dedicated workspace building (Bussey building typology circa 2,500sqm)
  - “Peckham Yard“ workspace to the rear of Peckham High Street
  - Explore opportunities for new links from Peckham High Street into the yard space.



Vision

- Retail uses will trade fronting Rye Lane and leisure uses being located within the heart of the scheme, leveraging the public realm to become a leisure destination.
- Rye Lane is the prime retail pitch in Peckham and the existing occupiers are for the most part recognisable national multiples.
- Rye Lane to be designed as separate buildings within a terrace by different architects. (Greenwich Peninsula design district approach)
- The scheme configuration should allow for spaces for interim uses and interim business relocation on site through the phasing where possible.
- Peckham type workspace uses. Studios/small offices, co-working
- 10% of retail floorspace to comprise small retail units of 80m2 or less.
- Relocation strategy for businesses affected by development.

Morrisons Store

Key baseline requirements:

- Min. 48,000sqft GIA new store
- Min. 24,000sqft of retail sales area
- 140 car parking spaces with EVCPs and a customer collection area
- Structural grid to be not less than 10x10 grid for 70% of the sales area
- Dedicated service yard to accommodate.
  - 18m HGV
  - 2No 6.8m home delivery vehicles

FACADE SPECIFICATION

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Facades

- Brick with elements of special brickwork details
- Consider a variety of brick types / colours to introduce articulation and interest
- A mix of inset and bolt on balconies as per the illustration
- Punched hole aluminium doors and windows
- Curtain walling to ground floors
- No unitised curtain wall
- Pre-cast facades finished in brick to be limited to buildings over 20 storeys

PHASING

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Phase 1

Allow Morrisons to continue trading throughout construction by building a new store on the site of the petrol station and car park.

Phase 2

Redevelop the remaining site in a timely and efficient sequence that considers vacancy, business relocation and interim uses.

NEXT STEPS

- **Initial Submissions** to be received by noon on 24th May 2023
- **Panel Interviews** to be held w/c 29th May 2023
- **Consultant Selection & Commencement** to take place early June 2023