

28 October 2025
Aylesham Centre Redevelopment



Berkeley
Designed for life



The team

The site

Previous approaches

Our approach & Masterplan Design

Building designs

Conclusion and Fly Through

The team

1.

Judith Stichtenoth - dRMM

Personal Introduction

About me

- Director at dRMM, since 2020, joined 2009
- Worked on the Proposed development with Berkeley Homes since 2023
- Extensive experience in residential and commercial masterplanning projects
- Skills focus on solving technical issues through design innovation, to ensure integrity and quality of outcome
- Multiple experiences working with the London Borough of Southwark

Prior to dRMM

- Worked for LIN Architects
- Focus on research and development consultation on the future of urban and Metropolitan Paris



dRMM

Introduction

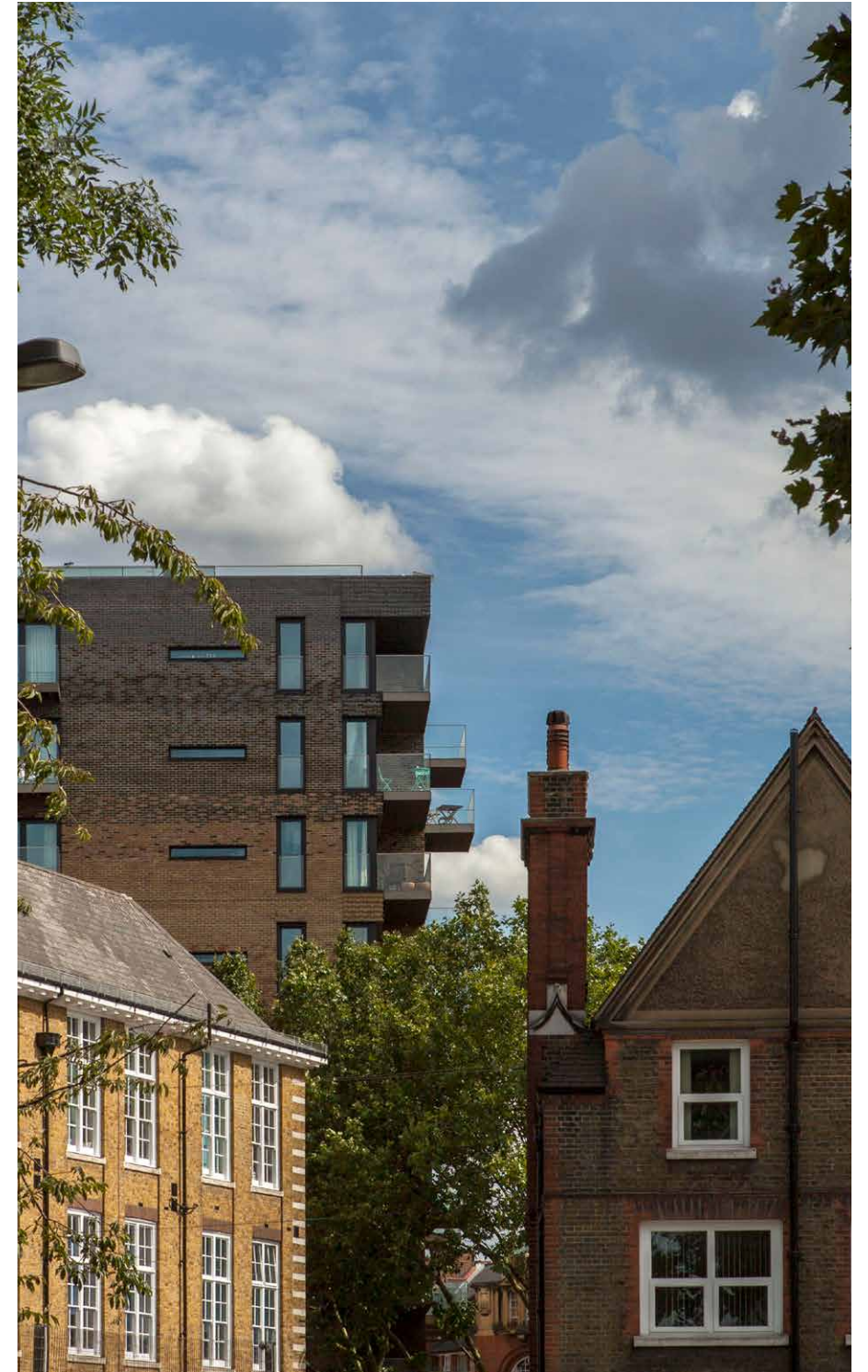
- dRMM is a London and Berlin based, international collaborative studio
- dRMM make radical, sustainable, and socially useful architecture, and are recipients of numerous awards including the RIBA Stirling Prize in 2017 for Hastings Pier
- Our work is shaped by research and responds to climate, urban context and social condition
- Our legacy has been built on curiosity around materials and low-carbon, low-waste construction systems
- dRMM has extensive experience of masterplanning, housing and mixed-use schemes in and around London
- We have worked with academic institutions, universities, charities and advisory groups on research streams that feed into both our own studio's project work, as well as the industry itself
- On an industry stage, our studio is a key leader in the UK architecture, with members of our team frequently lending their voice to debates on evolving issues in practice



Hastings Pier



The Didsbury



Trafalgar Place

dRMM

Examples of work

Trafalgar Place, London - Mini Masterplan

- 235 new homes and a community cafe
- Referenced local heritage assets and used 8 types of bricks to respond to neighbouring materiality
- RIBA Stirling Prize nominated for its contribution to the locale.
- Community engagement at the heart of the process
- Dwellings were built to Lifetime Home standards

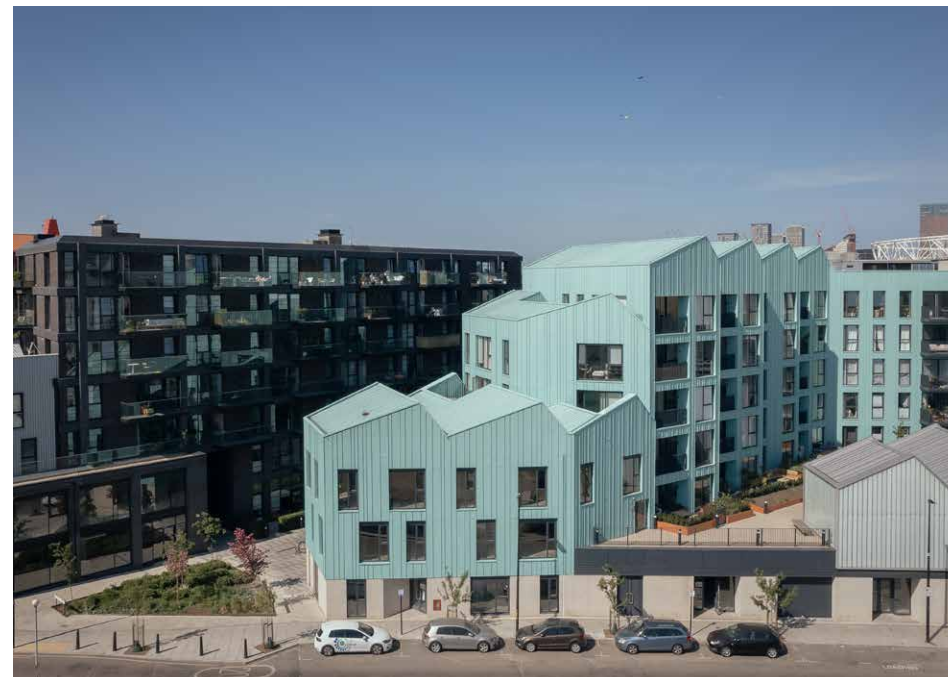
Similar to the Aylesham scheme a sensitive and inclusive response to the existing context and community were considered.



415 Wick Lane, Fish Island - Mixed Use

- 175 homes and 2250sqm of commercial space
- dRMM co-authored the LLDC's Design & Planning Guidance document, and a Conservation Area Appraisal of Fish Island and White Post Lane
- Commercial spaces act as a buffer between homes and Industrial Land
- The scheme celebrates the Conservation Area, by referencing the aesthetic qualities of manufacturing

Similar to the Aylesham site, Wick Lane had its own Site Allocation, and great care has been taken to integrate and refer back to the historic character.



Faraday House, Battersea - Residential

- 113 homes as well as a gym and Battersea Power Station offices
- Form and materiality responds to complex context adjacent to trainline and Grade II* Listed Power Station
- Winner of 'RIBA London Award'
- Apartments are well planned to maximise usable space, dual aspect and views

Similar to Aylesham scheme the site sits close to a Conservation area and Heritage assets



Local practices

DFA, F&M & JBW

Dowen Farmer Architects (DFA)- Building A



New Cross Road, Planning approved 2021



- Founded 2017 - Based in Peckham Levels
- Believe in exciting, finely crafted, pragmatic architecture
- Have built a reputation for creating innovative housing schemes
- Experience working in the London Borough of Southwark

Feix&Merlin Building B



Walworth Town Hall, community and workplace hub



- Founded 2006 - Based in the Bussey Building
- LGBTQ + led design practice
- Interested in people's experiences and how, together, they can make them better
- Experience working in Southwark and around sensitive context

Jas Bhalla Works (JBW) - Buildings C & G



Infill dwelling at 81a Boveney Road



- An interdisciplinary practice
- Underpinned by rigorous analysis and collaboration with clients, including landowners, local authorities, home owners and designers.
- Experience in residential and masterplanning

The site

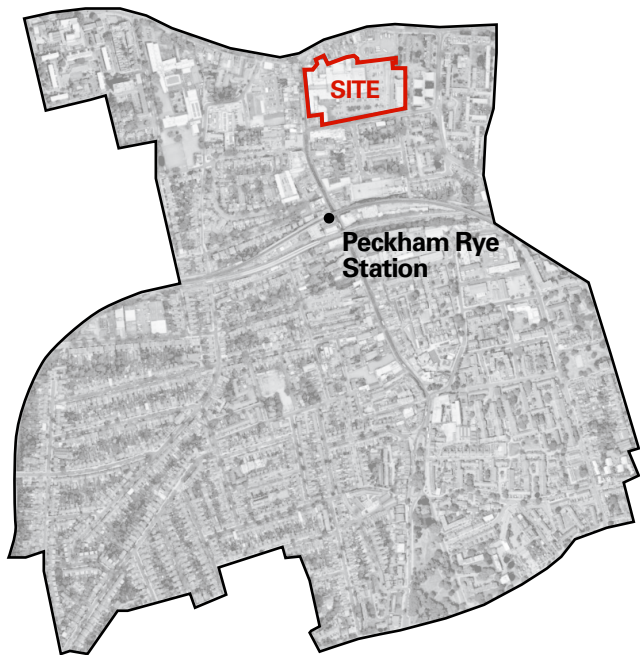
2.

Site location

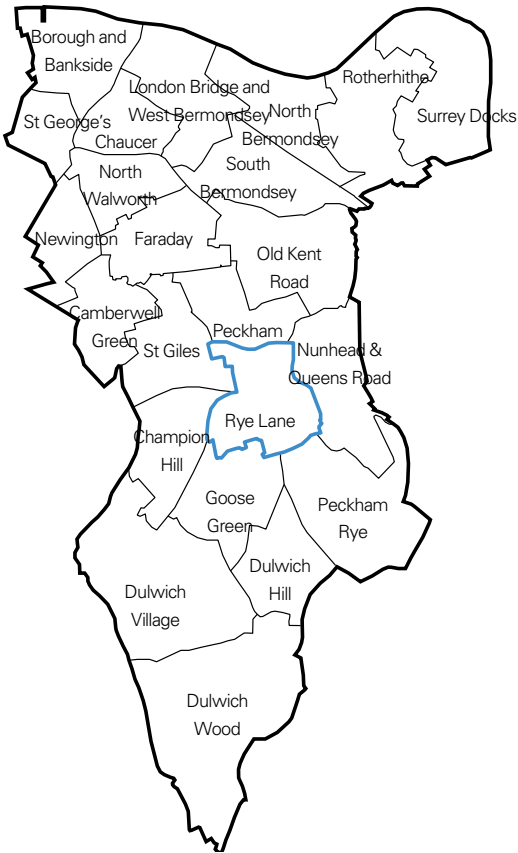
Introduction



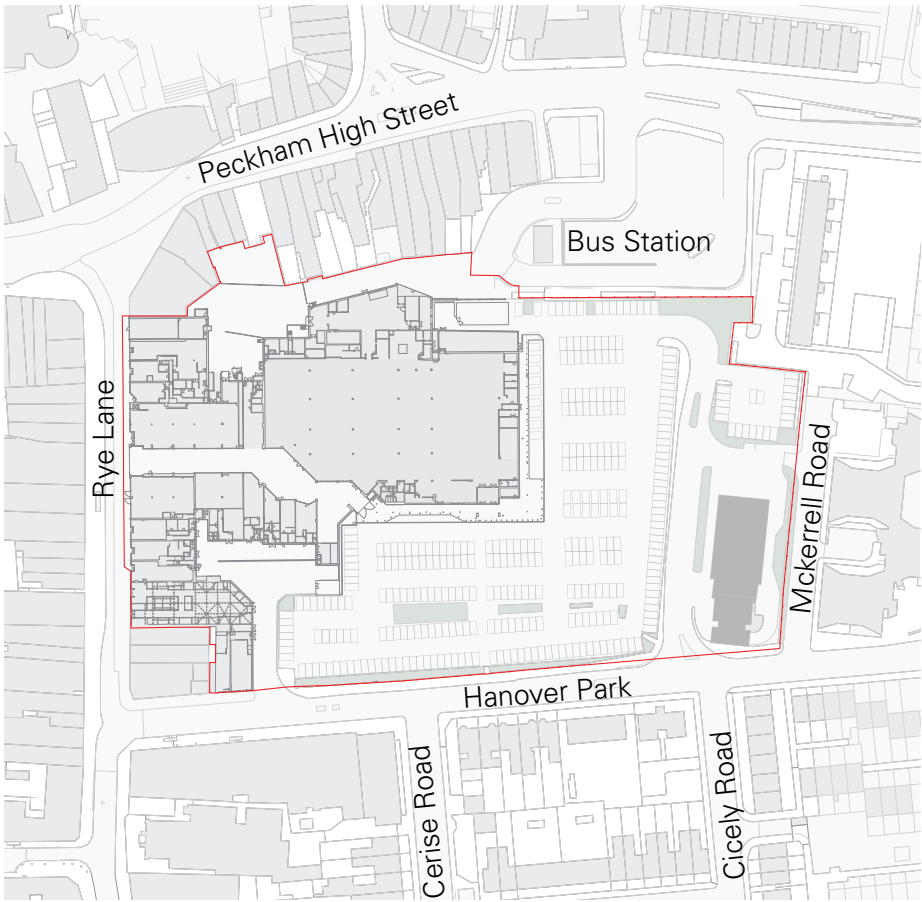
London Borough of Southwark



Site in context of Rye Lane ward boundary



London Borough of Southwark Ward Boundaries



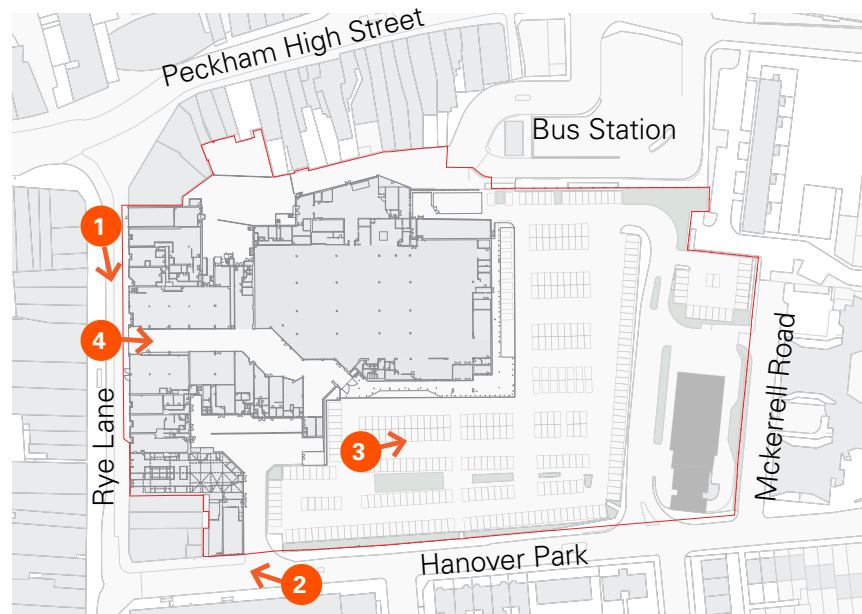
■ Planning application site boundary



Aerial view of the existing site looking south

Site today

Photos of site



View south down Rye Lane



South end of the Aylesham Centre



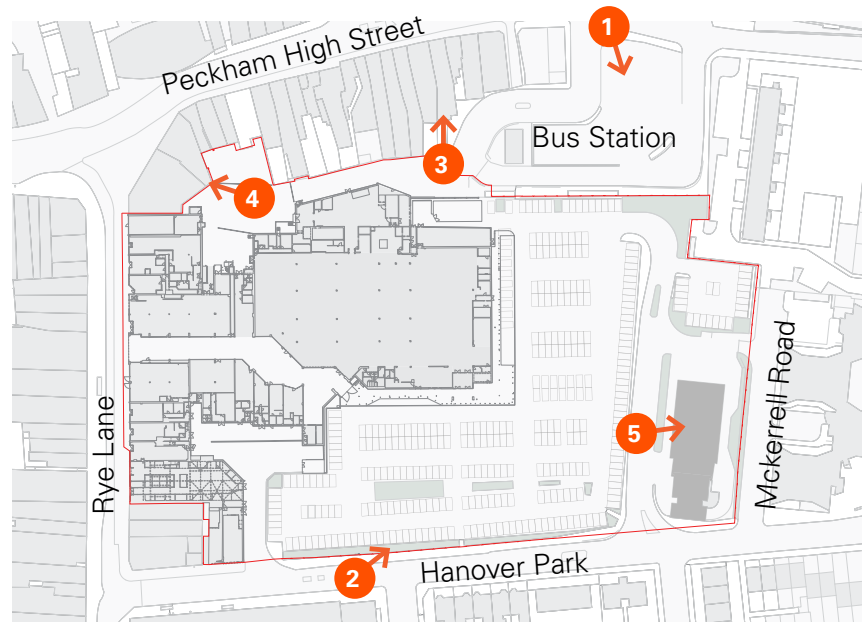
View east across car park to Morrisons entrance



Aylesham Centre entrance from Rye Lane

Site today

Photos of site



View south towards Bus Station and car park



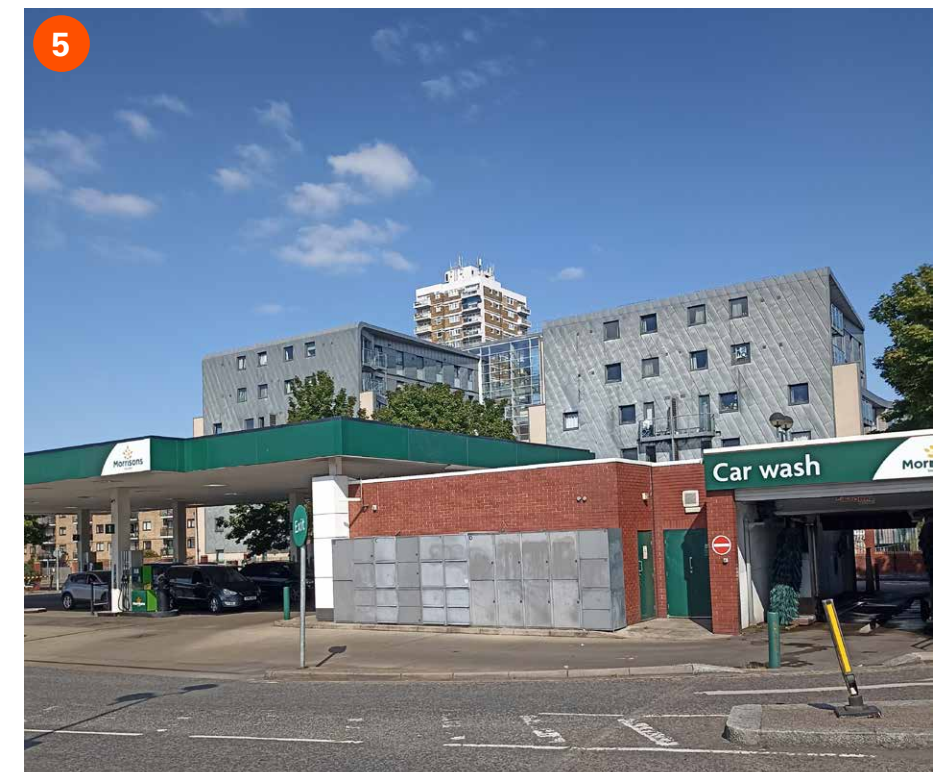
View north-east across Hanover Park Road



Peckham High Street rear



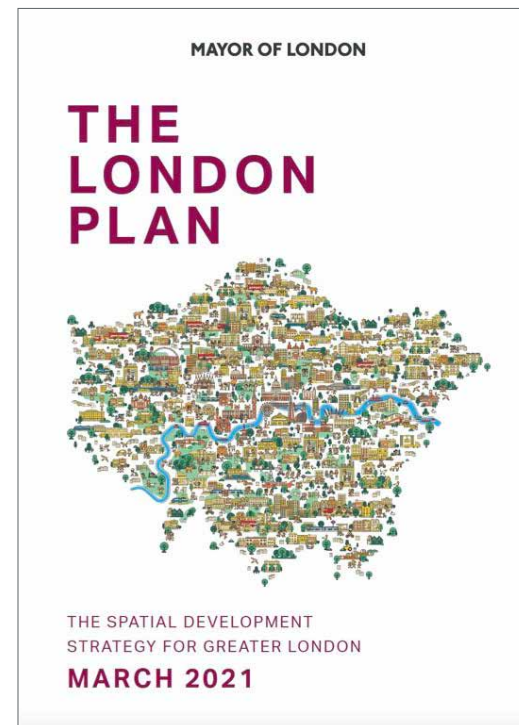
Rye Lane Service Yard



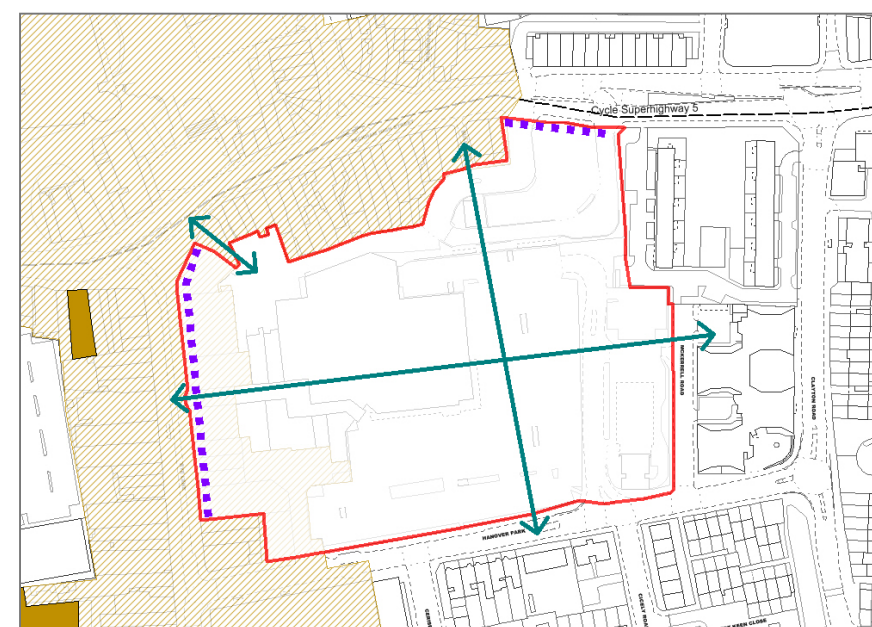
View east towards petrol station from car park

Policy framework

Planning policy and local designations



Site Allocation NSP74



- | | |
|------------------------------------|--|
| ■ Site Boundary | — Improved connectivity for pedestrians and cyclists |
| ▨ Conservation Area | ■ Open Spaces |
| ■ Grade I Listed Building | ■ Buildings of architectural and historic merit |
| ■ Grade II Listed Building | ■ Buildings of townscape merit |
| ■ Grade II* Listed Building | ■ Locally Significant Industrial Sites |
| ■ Opportunity for Active Frontages | ■ Strategic Protected Industrial Land |
| --- Cycleways | □ New Public Open Space |

Site Allocation NSP74: Aylesham Centre.
Image from Southwark Plan 2022 (CD4.2)

The Allocation supports the redevelopment of the Site which is required to:

- Provide new homes (an indicative capacity of 850 homes is stated)
- Retain the supermarket use
- Provide at least the amount of retail floorspace currently on the site
- Retain bus station capacity
- Provide enhanced public realm and civic space
- Provide new north-south and east-west green links
- Provide active frontages with retail, community or leisure uses at ground floor facing Rye Lane and Peckham High Street
- Diversify and complement the existing retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham
- Provide new intermediate affordable housing through a community land trust

Design brief

Aylesham Centre Redevelopment Brief, 2nd May 2023

Vision

- To develop an iconic, transformative, sustainable, mixed-use development.
- To create a vibrant quarter and public realm that represents Peckham's unique identity as a diverse and inclusive community
- To deliver a series of meaningful public spaces and areas where retail, leisure, cultural and creative uses can thrive.

Core Objectives

- Indicative 850 homes
- c.10,500sqm GIA of varied non residential floorspace (Morrisons, dedicated workspace building, mix of towncentre uses)
- Re-deliver a new Morrisons
- Two buildings of 20+ storeys, noting potential requirement to deliver additional local benefits
- East / West permeable routes
- Complement the existing local retail offer by anchoring Rye Lane as a destination
- Buildings to the rear of Peckham High Street to be no more than 8/10 storeys
- Buildings on Rye Lane to be no more than 7 storeys with the 7th storey set back.
- Buildings adjacent to clock tower no more than 4 storeys. Buildings adjacent to HSBC building no more than 5 storeys
- Clear sky behind the clocktower turret when viewed from Peckham High Street (Burger King)
- Use of local architects



Aerial view of the existing site looking south

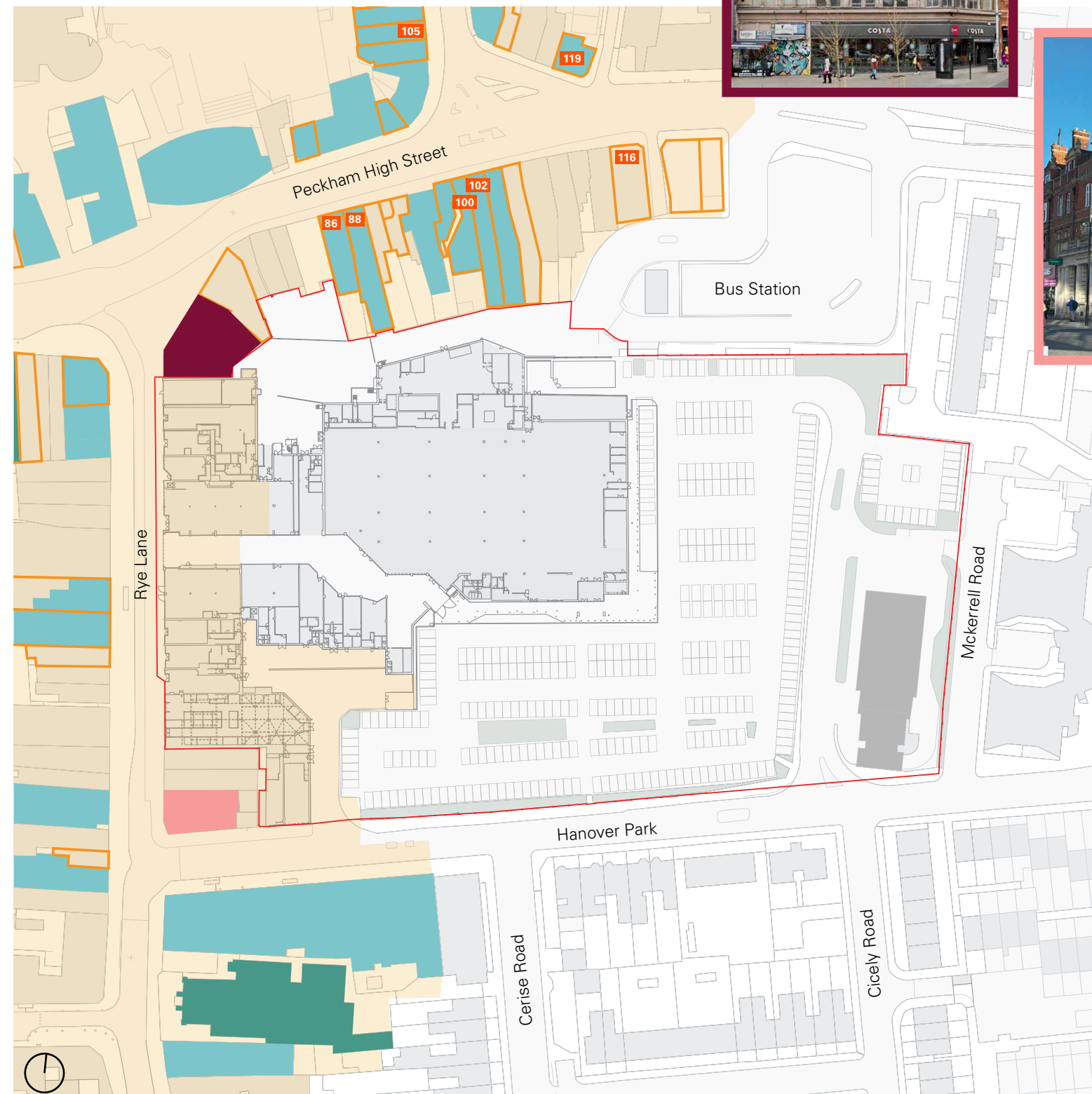
Heritage and conservation

Conservation areas and Townscape Heritage Initiative (THI)

- Rye Lane Peckham Conservation Area (RLPCA), designated in 2011
- Peckham Hill Street Conservation Area lies to the north of the Site
- The local area is also home to a number of locally listed buildings
- The former Jones & Higgins Clocktower and former HSBC Building at 47-49 Rye Lane are two key heritage buildings
- The Townscape Heritage Initiative (THI) is a restoration organisation that identified 44 local buildings for restoration in 2016

Key:

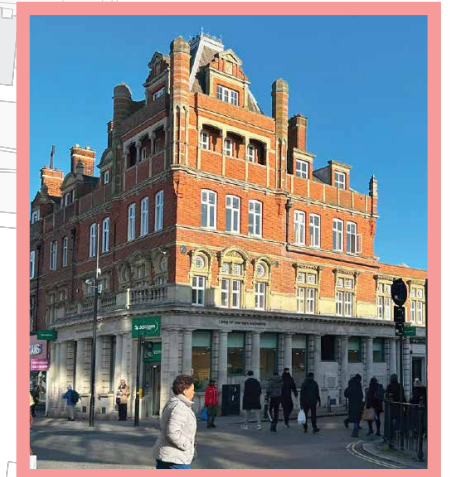
- Grade II listed
- Locally listed
- Rye Lane Peckham Conservation Area
- Townscape Heritage Initiative
- Former Jones & Higgins building, locally listed
- Former HSBC building at 47-49 Rye Lane, locally listed
- Buildings already restored through the THI



Heritage and Conservation context



Jones & Higgins
Clock Tower



47-49 Rye Lane
Former bank building

Urban grain & Heights

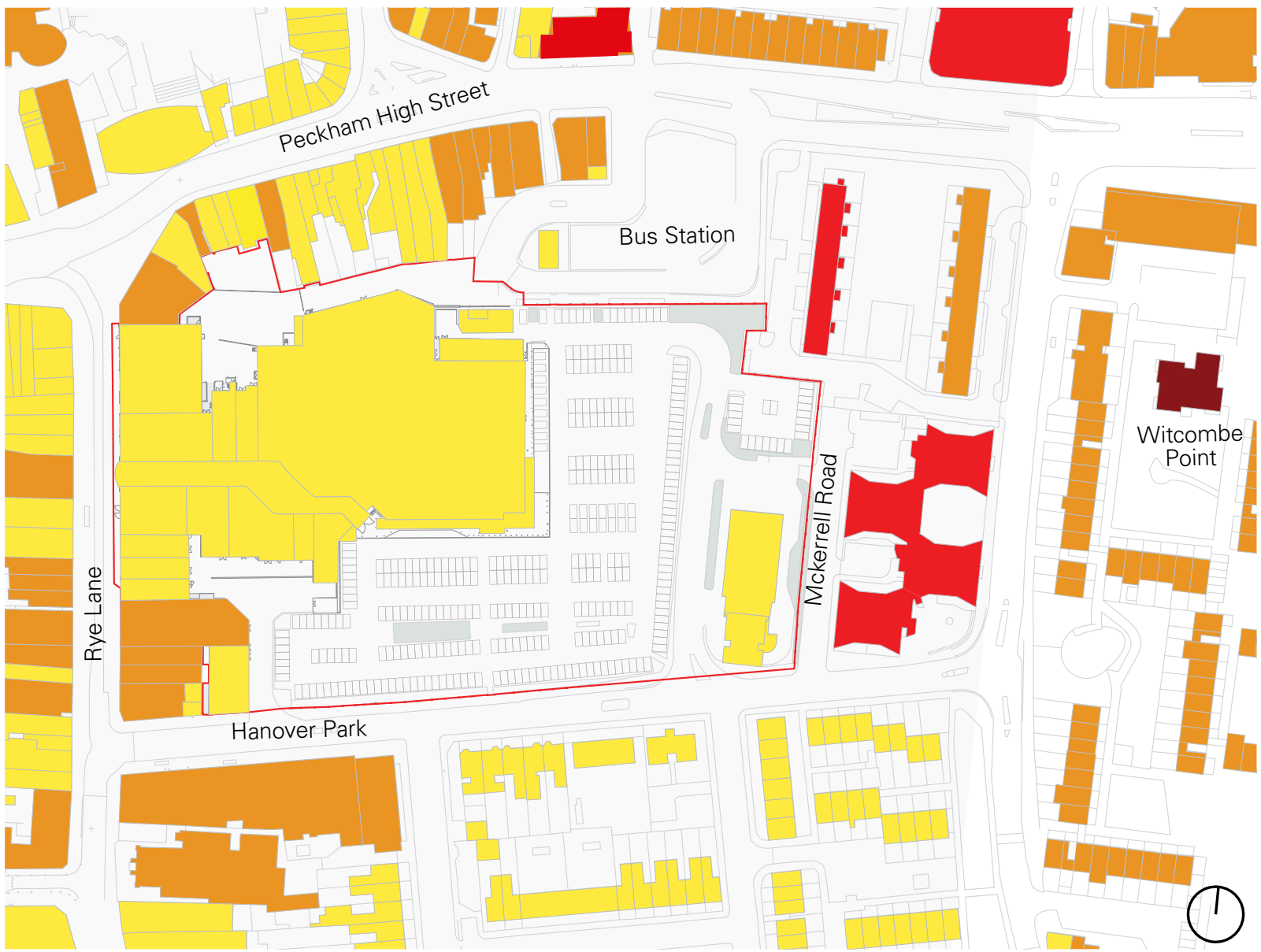
Initial analysis

Site Boundary and Urban grain



■ Planning application site boundary

Surrounding Building Heights



■ 1- 3 storeys

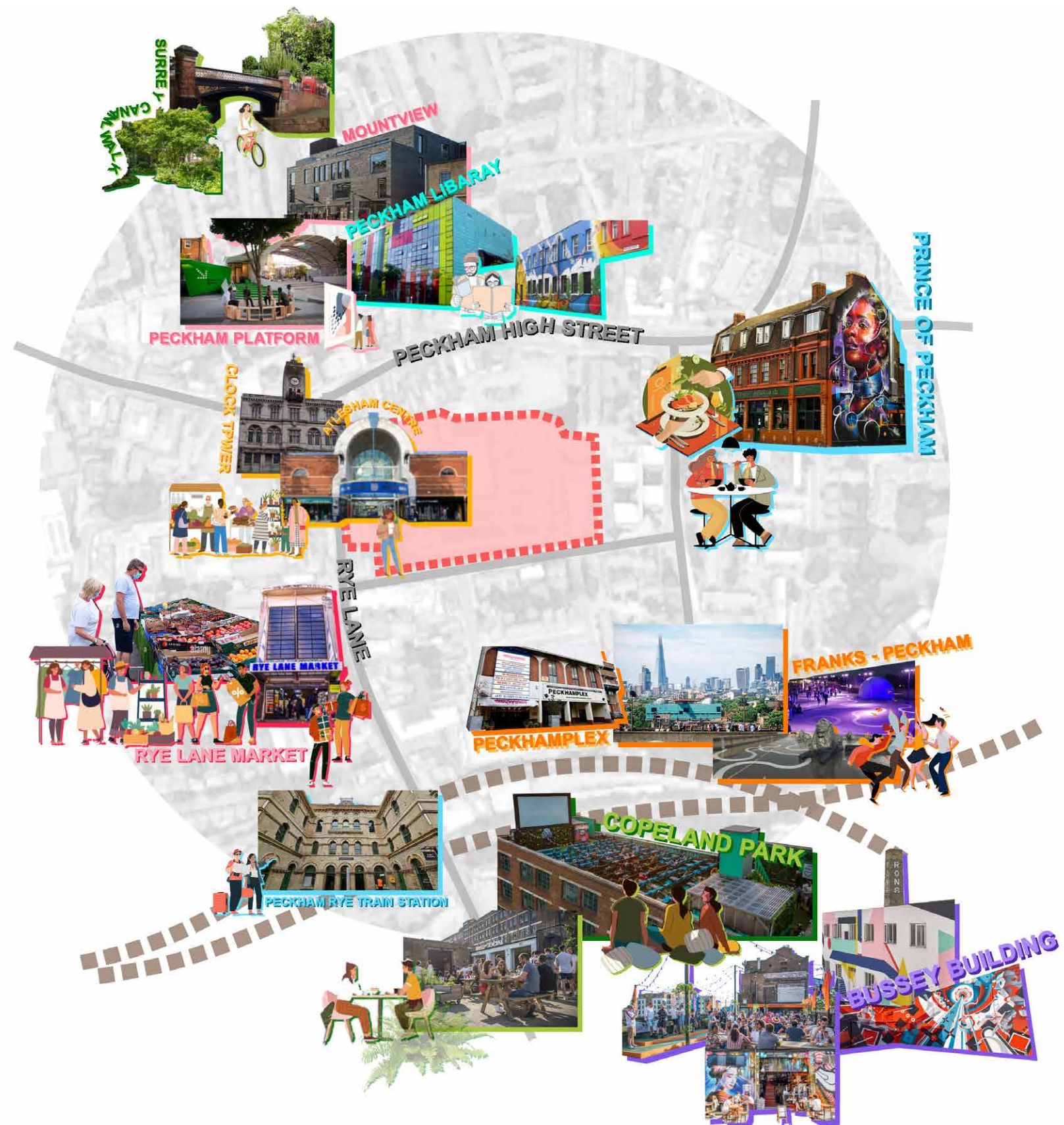
■ 4-5 storeys

■ 6+ storeys

■ 20+ storeys

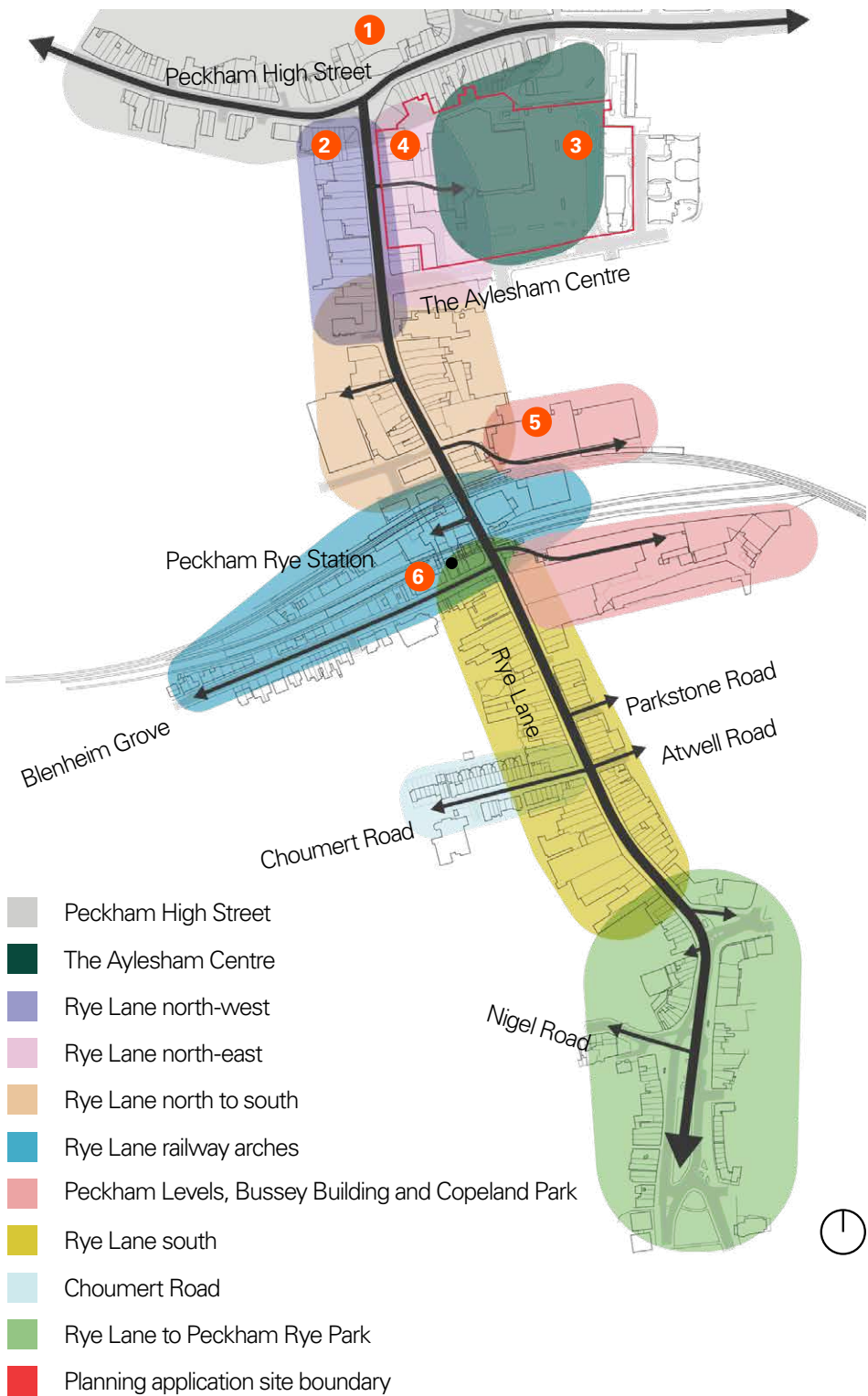
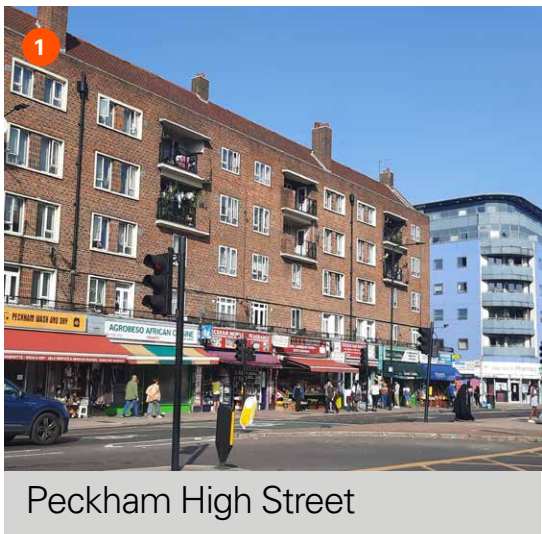
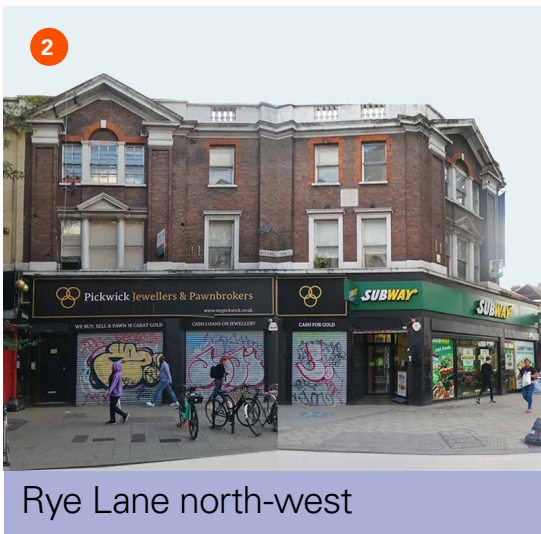
Urban character

Understanding Peckham's local character



Retail character analysis

By Jas Bhalla Works



Retail analysis

Retail function areas

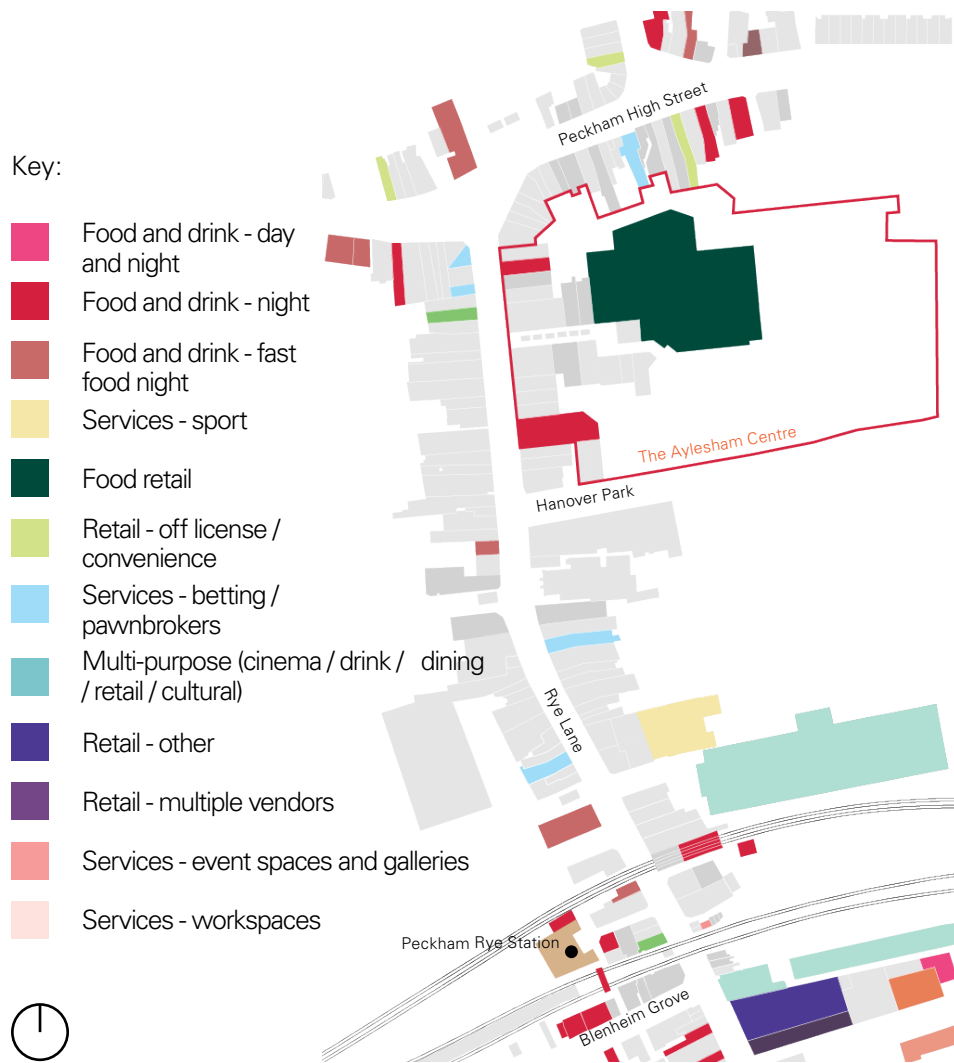
Chain vs. independent stores



Specialist ethnic retailers



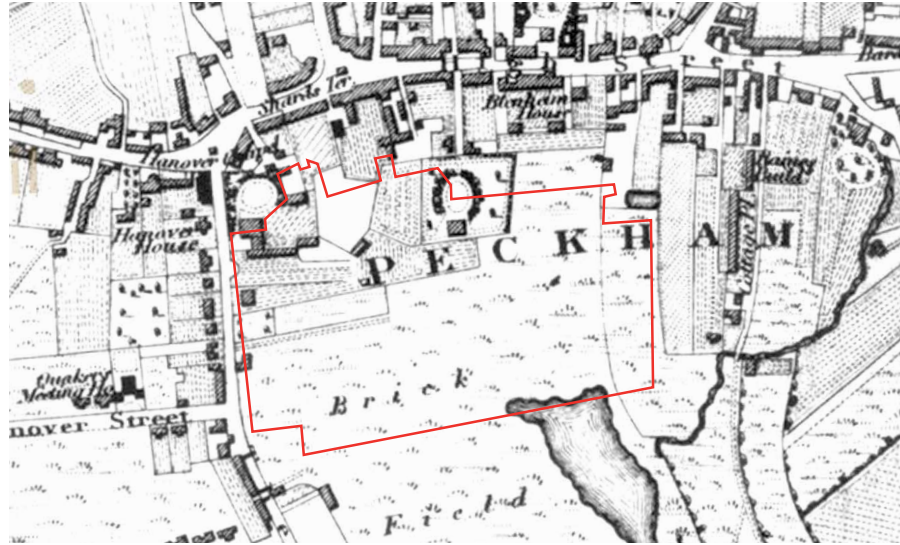
Retail open at night



Site history and evolution

Site development

1830



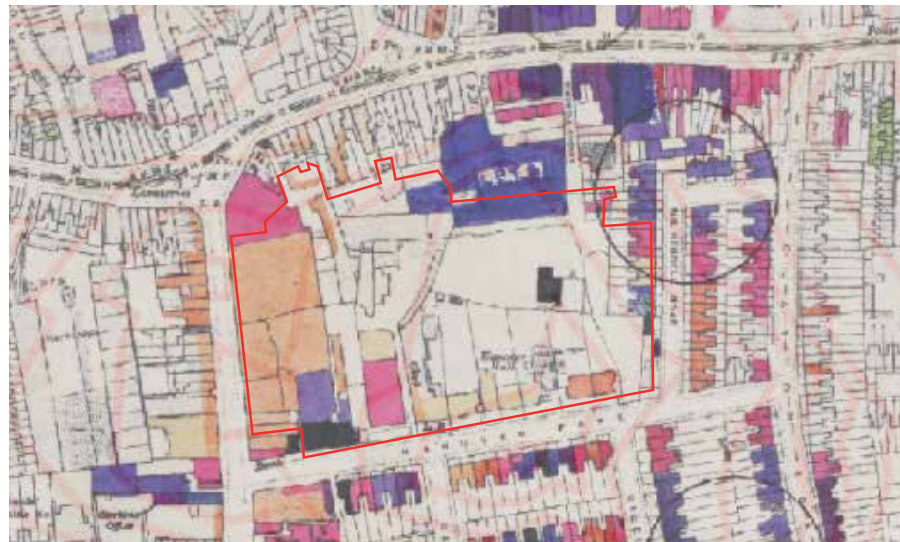
1871



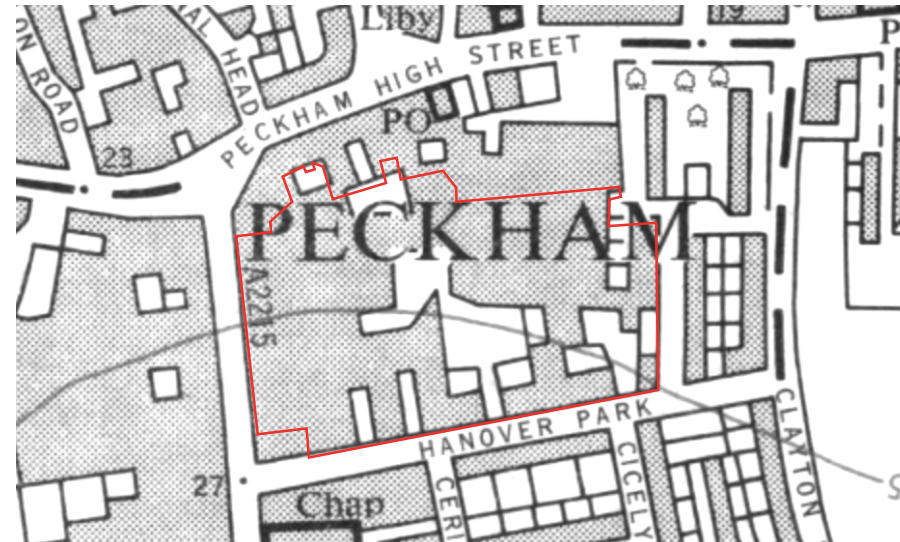
1894



1945



1968



2022



■ Planning application site boundary

Site history and evolution

Rye Lane / Jones & Higgins store

1890



View south down Rye Lane with the Jones and Higgins building on the corner.

1925



View north-east up Rye Lane at the expanded Jones and Higgins store.

1943



View down Hanover Park of destruction caused during World War 2.

1950's



View of the Clock Tower, at the Rye Lane - Peckham High Street junction being rebuilt out of stone

1950's



View north-east up Rye Lane of the Jones and Higgins 1950's Store Front.

Present



View north up Rye Lane at the existing Aylesham Centre - built 1988 after Jones and Higgins closed in 1980.

Site history and evolution

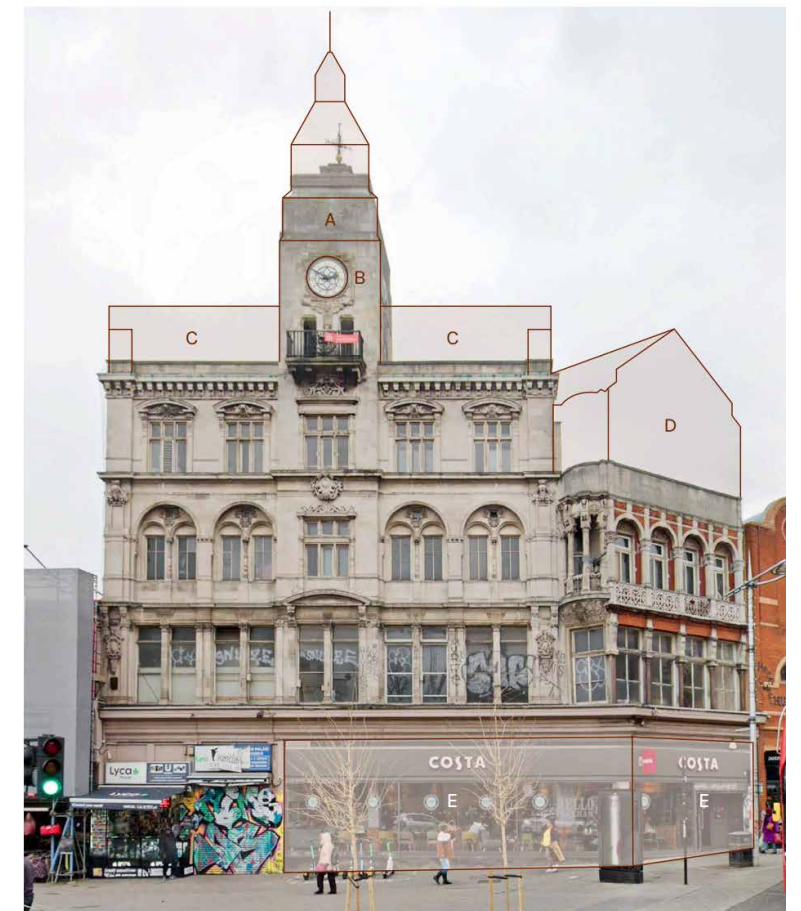
Jones & Higgins clocktower transformation over time



Original J&H clocktower building



Existing condition



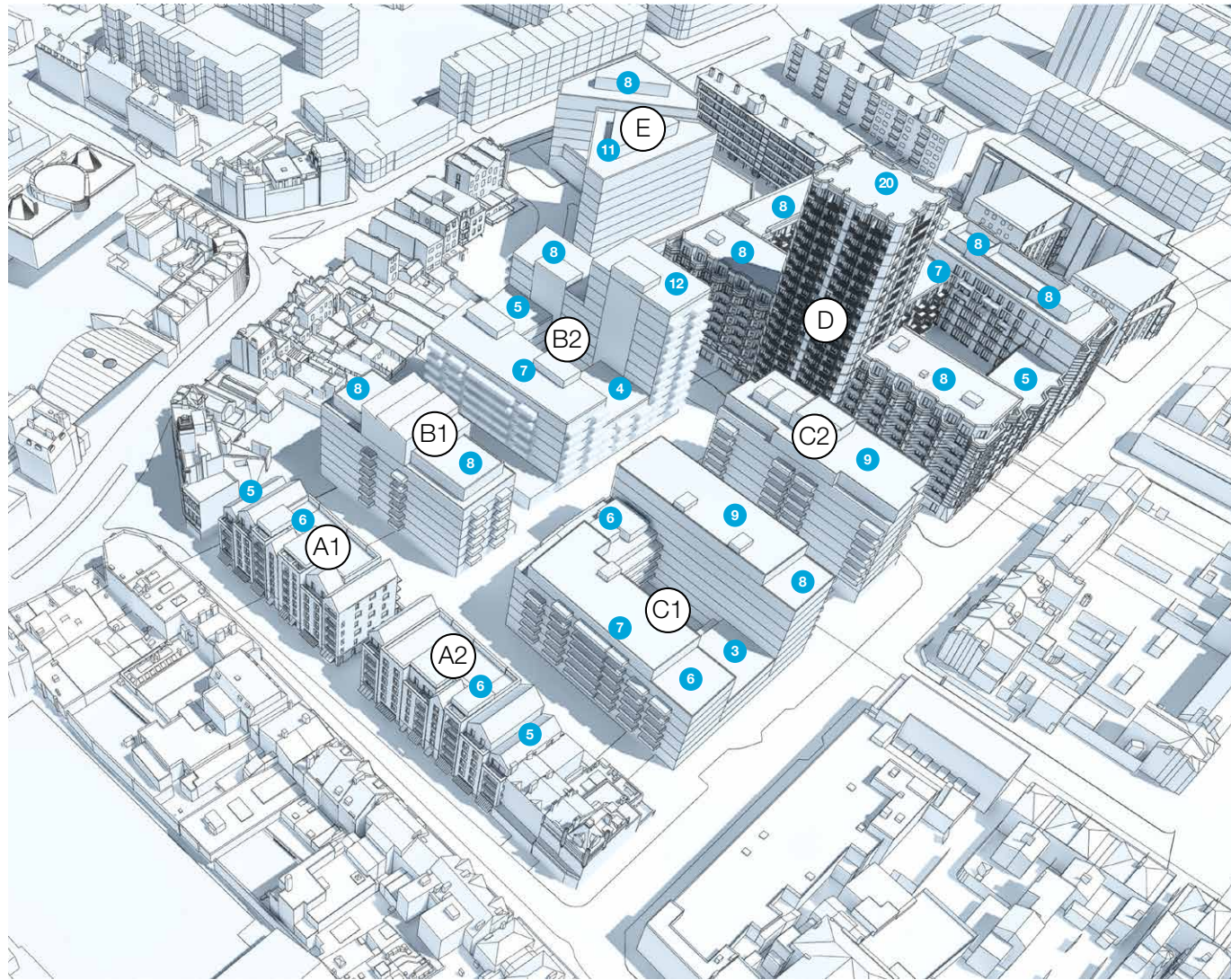
Summary of alterations over time

Previous approaches

3.

Tiger Developments + AHMM

2020 proposal



AHMM scheme

- 921 homes
- 5 - 20 storeys
- Note the site included the bus station



Berkeley Homes + Sheppard Robson

2022 proposal



Sheppard Robson scheme

- 1050 homes
- 6 - 27 storeys

Our approach & Masterplan Design

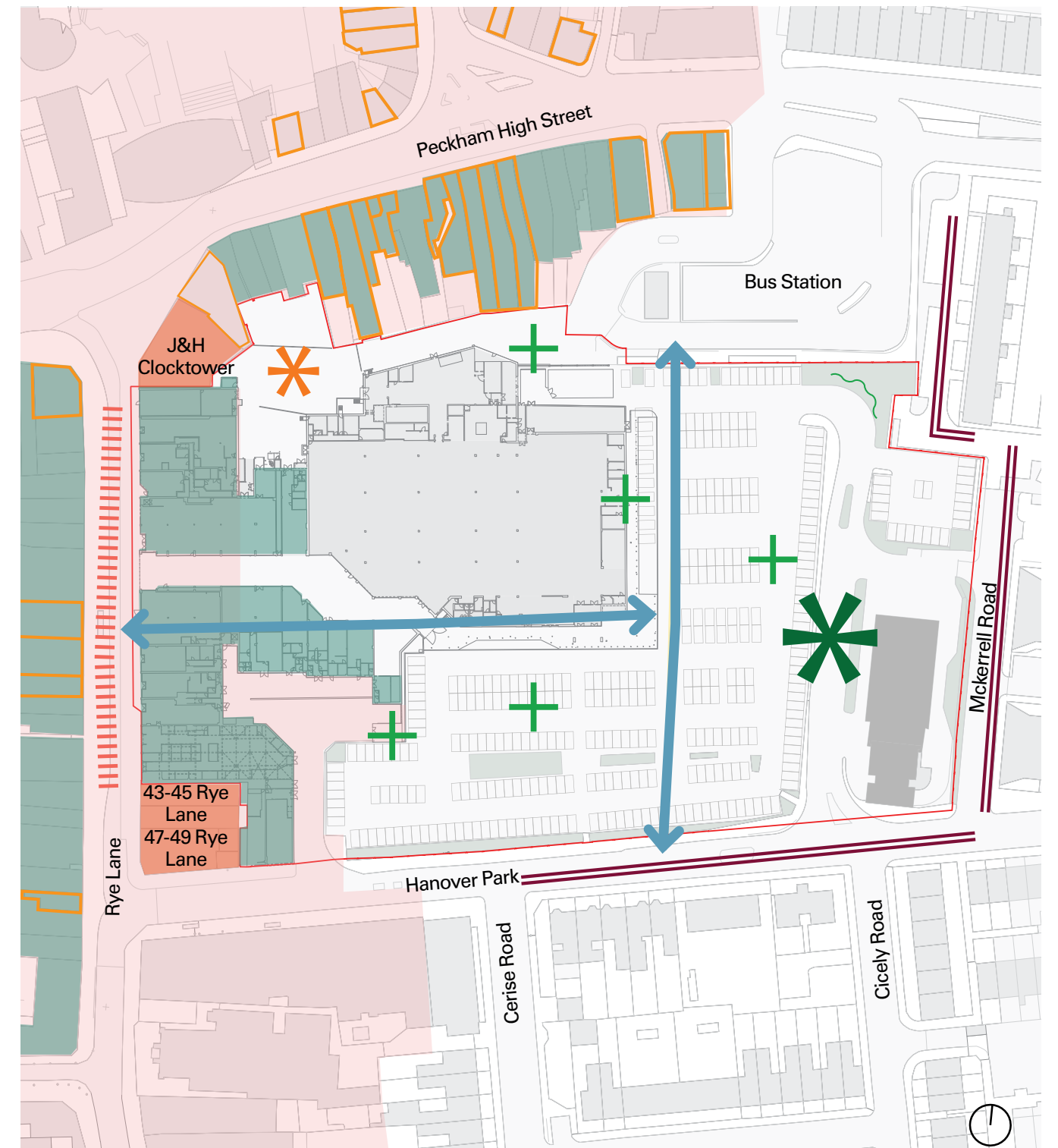
4.

Opportunities

Identified in the Design Brief, Site Allocation and more

Opportunity to :

- |||| Focus on commercial activity
- == Respond to residential streets
- Increase pedestrian permeability
- * Activate the yard space
- * Improve visibility of Morrisons store
- + Create green space
- Continue and improve retail
- Respond to Conservation Area: Rye Lane
- Respond sympathetically to historic buildings
- Respond sympathetically to THI buildings
- Site Boundary

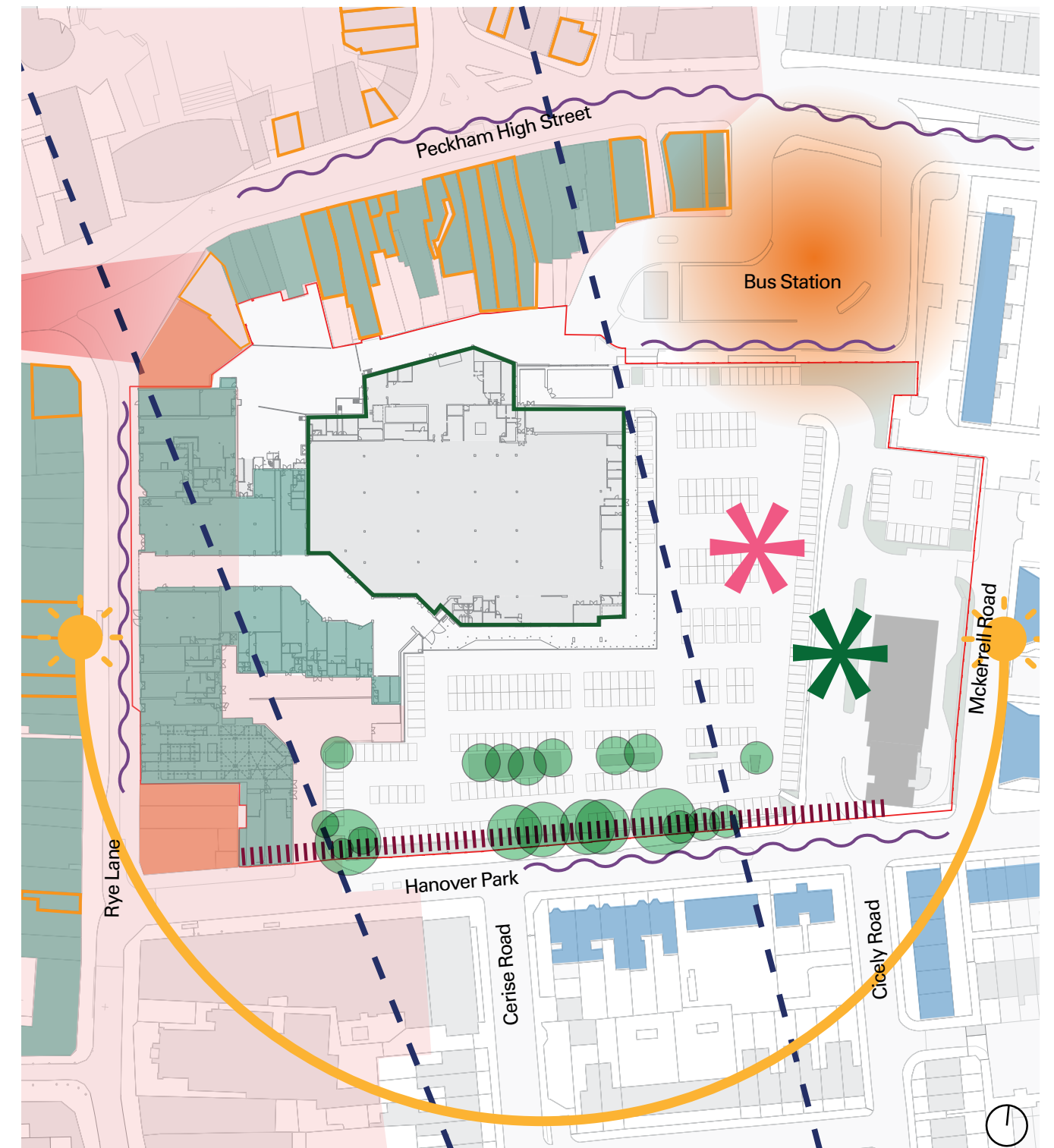


Constraints

Identified in the Design Brief and more

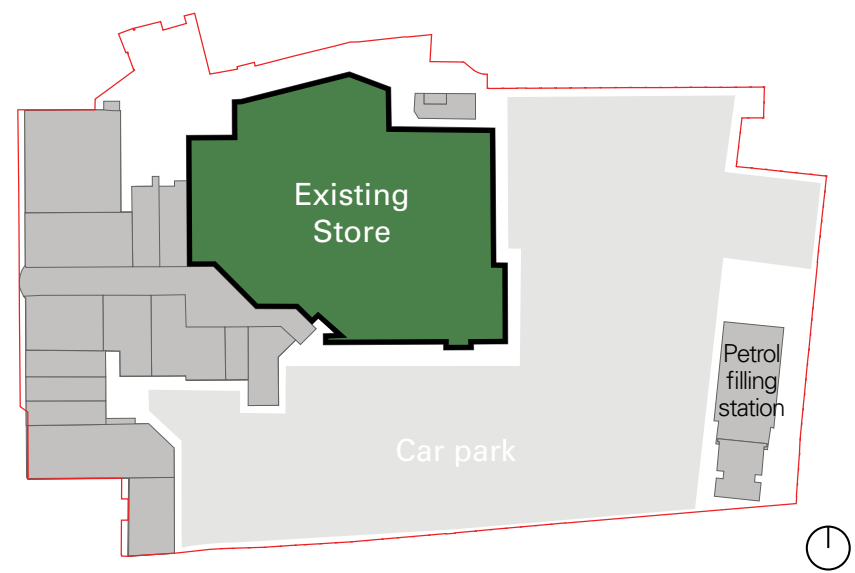
Constraints :

- LBS view corridor requires a clear view of St Paul's
- Key townscape views of former Jones & Higgins building clocktower
- ~ Noise from traffic
- Conservation area: Rye Lane
- Historic buildings anchoring site to respect and respond to
- Opportunity to respond sympathetically to THI buildings (and other locally listed buildings)
- Retail culture to be continued and re-provided where lost
- Residential character and heights
- Existing Morrisons store to remain operational during construction
- ✱ Location suitable for new Morrisons store
- ✱ Taller buildings appropriate to the east of the site
- Bus station in active use
- |||| Limited options for servicing and customer vehicular access
- Existing TPO trees (indicative locations, varying categories)
- ☀ Sunlight path around the site
- Site Boundary

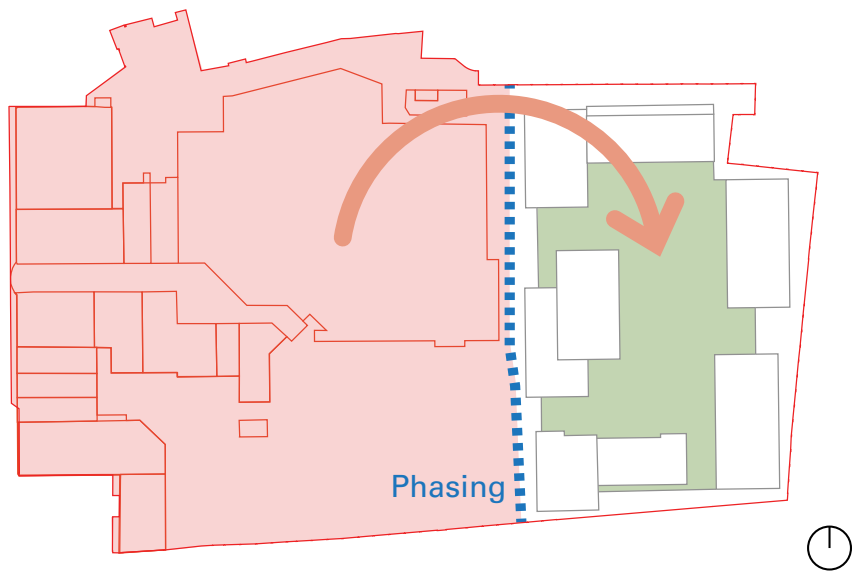


Morrisons

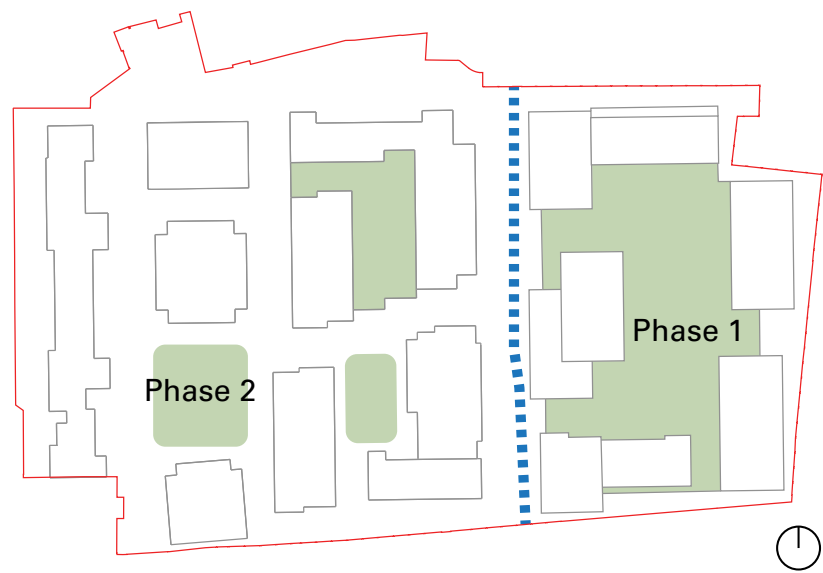
Phasing plan



Existing site layout



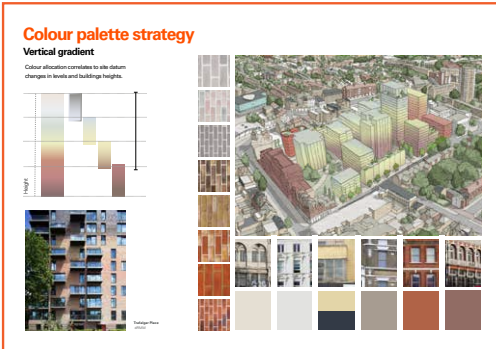
Site layout during construction of replacement supermarket



Site layout after construction of Phase 1

Iterative Design

Consultation with LB Southwark & Public



Community Champions Panel

Site research and design approach

Introduction

Stakeholders

Berkeley
Berkeley Homes
Client

Southwark
London Borough of Southwark
Local Authority

Design team

gmm
gmm Architects
Lead Designer

nimtim
nimtim Architects
Plot Architect

JAS BHALLA ARCHITECTS
Jas Bhalla Architects
Plot Architect

DFA
Dowson Farmer Architects
Plot Architect

Feix&Merlin
Feix&Merlin
Plot Architect

Gillespies
Gillespies
Landscape Architects

AtkinsRéalis
AtkinsRéalis
PCA

WALSH
Walsh
Structural and Civil

Kanda
Kanda
Community Engagement

THE TOWNSCAPE CONSULTANCY
The Townscape Consultancy
Townscape and Heritage

ARUP
ARUP
Transport Consultant

POINT
Point
DLS/RCL

AVISON YOUNG
Avison Young
Planning Consultant

me engineers
ME Engineers
Mechanical and Electrical

Combined brief

- Community engagement
- Indicative site capacity: 850 homes
- Retention of supermarket use and re-provision of retail approximately 10,500m² non-residential GIA
- Enhanced public realm and civic space
- North/South and East/West green links
- Range of retail shop sizes
- New (policy compliant) affordable housing
- Consideration of neighbouring residential and heritage assets
- Active frontages throughout
- Enhancement of Rye Lane frontages
- Maximisation of links across the site
- Heights up to 20 storeys directed to the east of the site

Approach to community engagement

9 consultation events (two formal rounds)

323 consultation attendees

68 completed feedback surveys

550 local residents on the mailing list

60 Consultation Hub days

Figures accurate up to February 2024

Design process

- Joint project brief
- Masterplan design principles
- Local economy assessment
- Engagement feedback

Site context

The community wants...

- A development which reflects the unique character of Peckham and contributes to a sense of community
- Good quality, tenure-blind residential buildings accommodating a range of family sizes
- Safe, attractive and green public spaces would be a welcome improvement in this part of the town centre
- Affordable homes accommodating local families
- A legible, more obvious route to Morrisons from Rye Lane

We responded with...

- Celebration of Peckham's diversity and vibrancy
- Involvement of the community and appointment of local architects
- Varied retail offer that complements local provision
- New public green spaces that are safe, welcoming and accessible
- Sensitive approach to massing that considers relationship to locally important buildings and views



Community drop ins

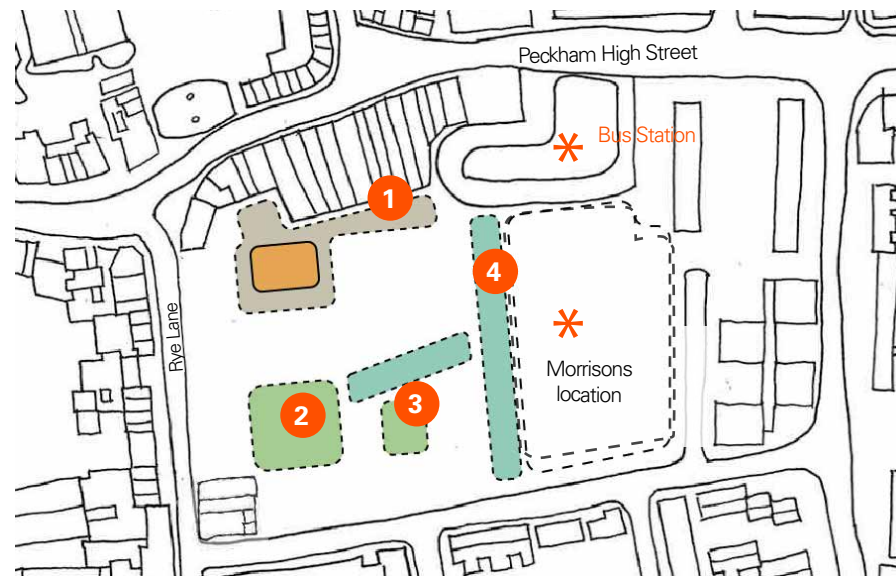


ACA meetings

Masterplan layout

Overview

New publicly accessible spaces



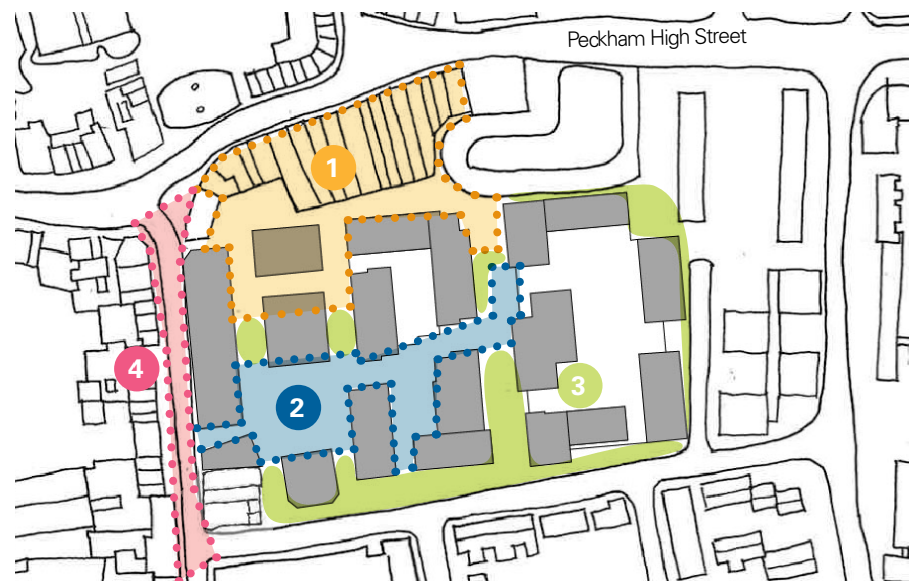
- 1 'Peckham Yards' and adjacent workspace
- 2 'Aylesham Gardens' and adjacent public buildings
- 3 'Discovery Garden' and 'Floral Walk'
- 4 'Green Links' and new north-south connection

Creating new connections and routes



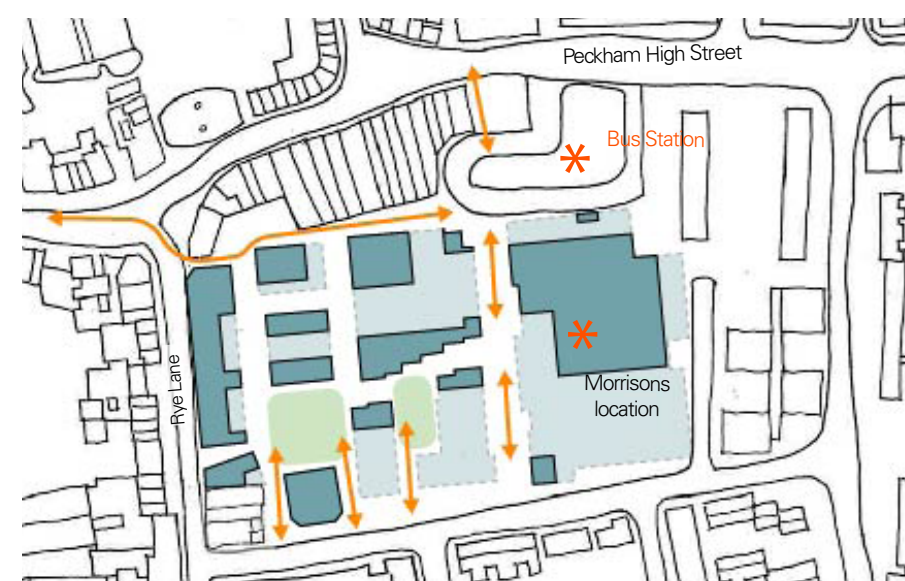
- Connections between key public spaces, retail and transport links
- Potential connection of the north-south link directly to Peckham High Street through the Bull Yard

Defining character areas



- 1 Peckham Yards
- 2 Garden Walk (Aylesham Gardens and Discovery Garden)
- 3 The Green Links
- 4 Rye Lane

Active ground floor



- Spaces suitable for retail and work

Ground Floor Layout

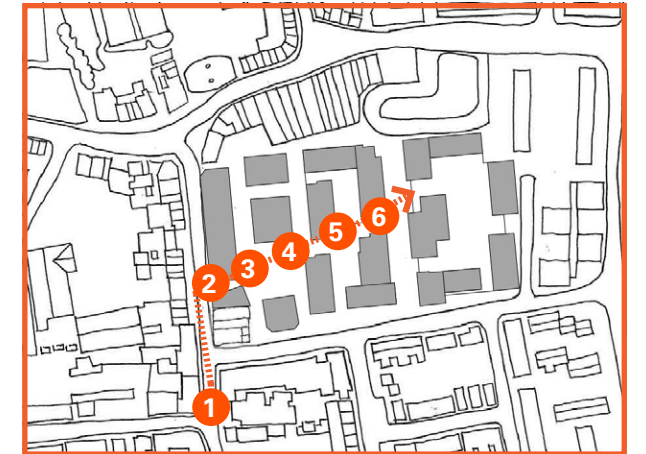
Uses, frontages and Retail Loop



Ground floor plan

Retail Journey

Walking through the site to Morrisons



1 Walking north on Rye Lane



2 Cut-through to Morrisons from Rye Lane



3 Through Aylesham Gardens



4 Entering Floral Walk



5 Approaching Morrisons



6 Crossing the Green Link

Landscape and public realm

Peckham Yards, Aylesham Gardens and Discovery Gardens



Looking down at Aylesham Gardens from Building B



Peckham Yards, stood in front of Building K



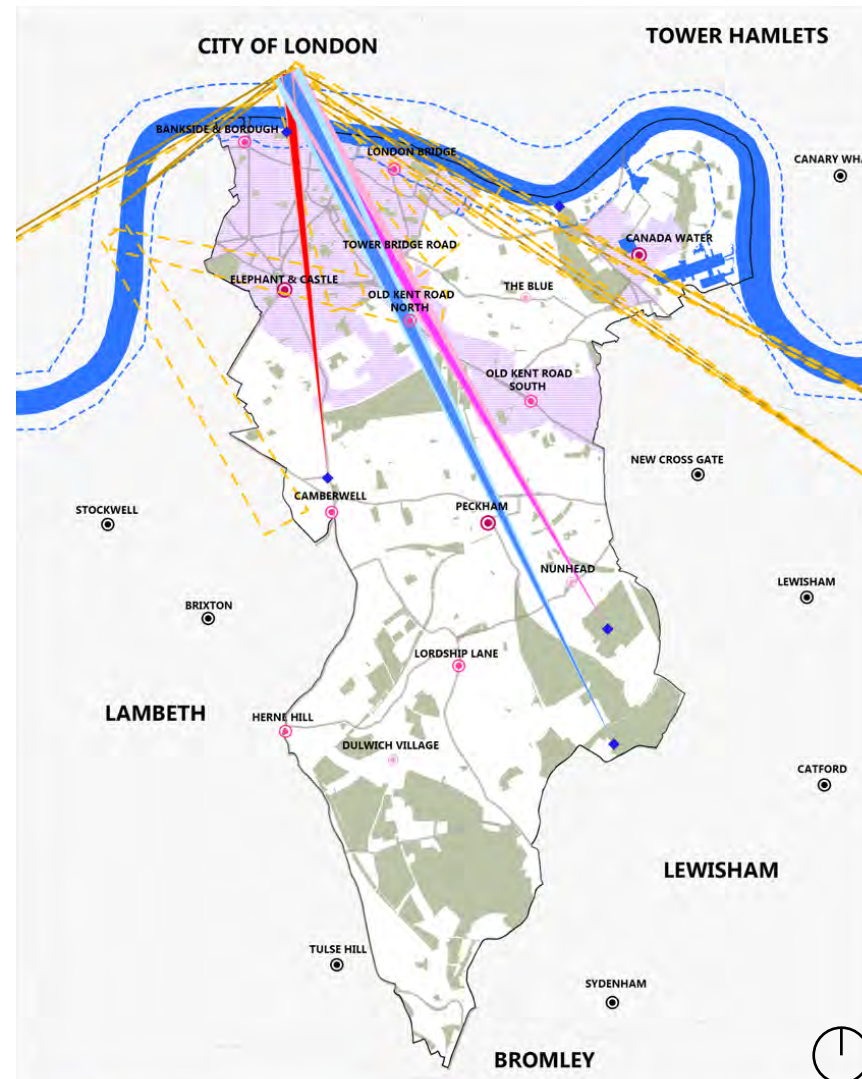
Discovery Gardens - looking north from J2



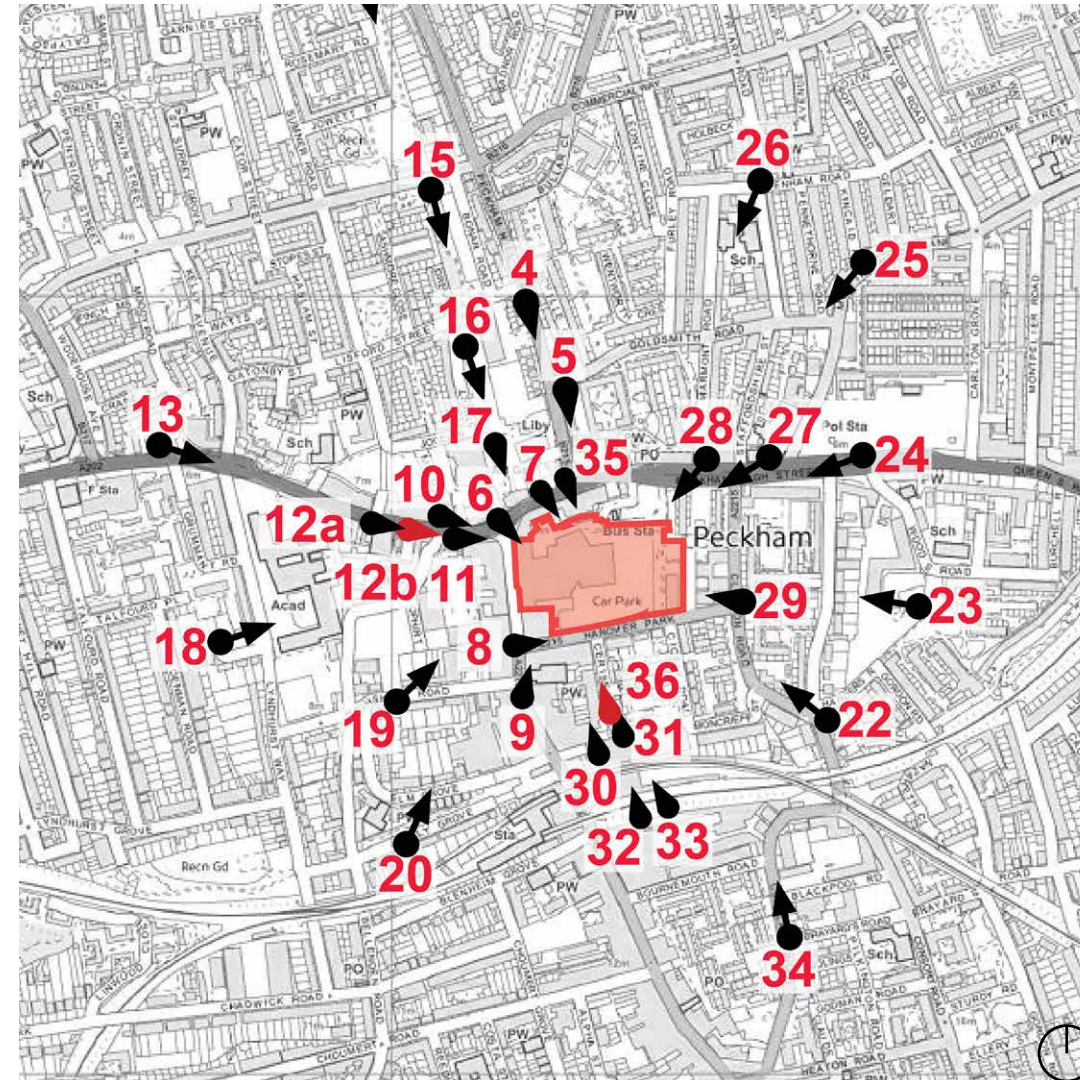
Looking east towards Peckham Yards from Rye Lane

Townscape considerations

Key views



Tall buildings and views from LBS Local Plan 2022 document



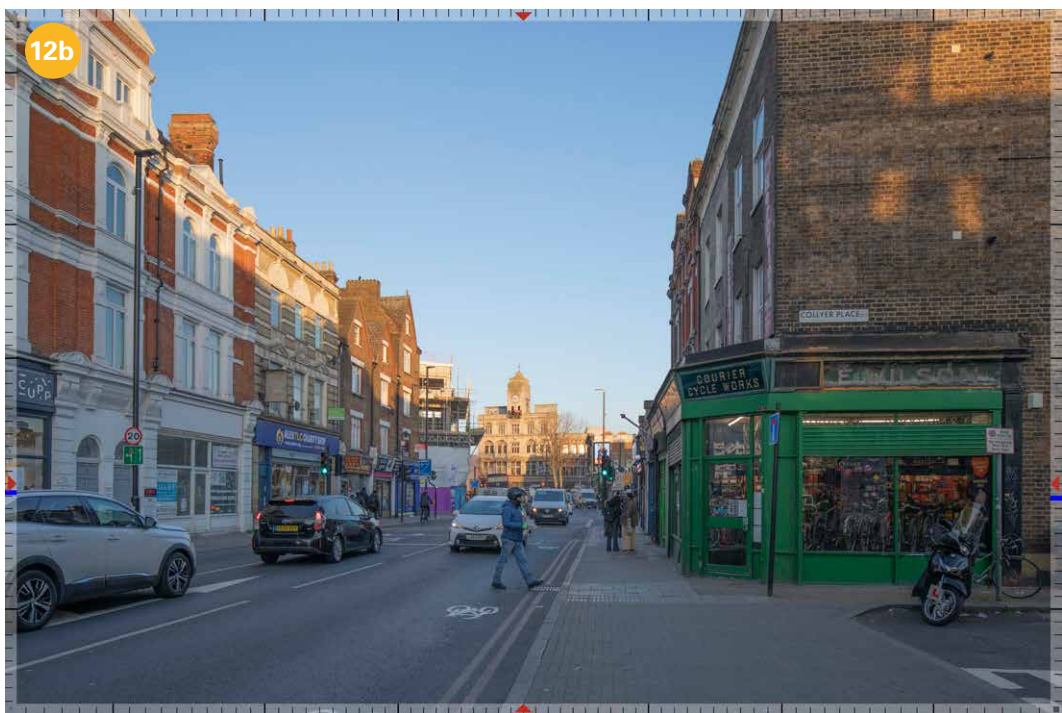
Key plan of views surrounding the site tested using VU City

Borough Views

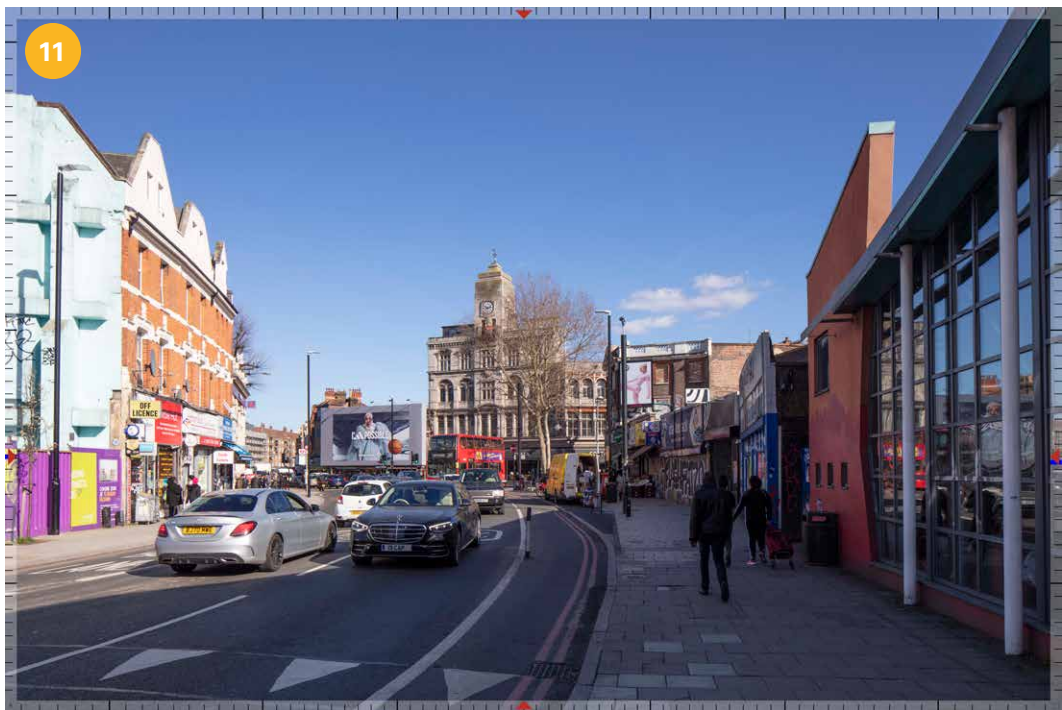
- LVS Camberwell Road Landmark Viewing Corridor
- WSCA Camberwell Road Wider Setting Consultation Area
- LVS One Tree Hill Wider Setting Consultation Area
- WSCA One Tree Hill Wider Setting Consultation Area
- LVS Nunhead Cemetery Landmark Viewing Corridor
- WSCA Nunhead Cemetery Landmark Viewing Corridor

Townscape considerations

Key views

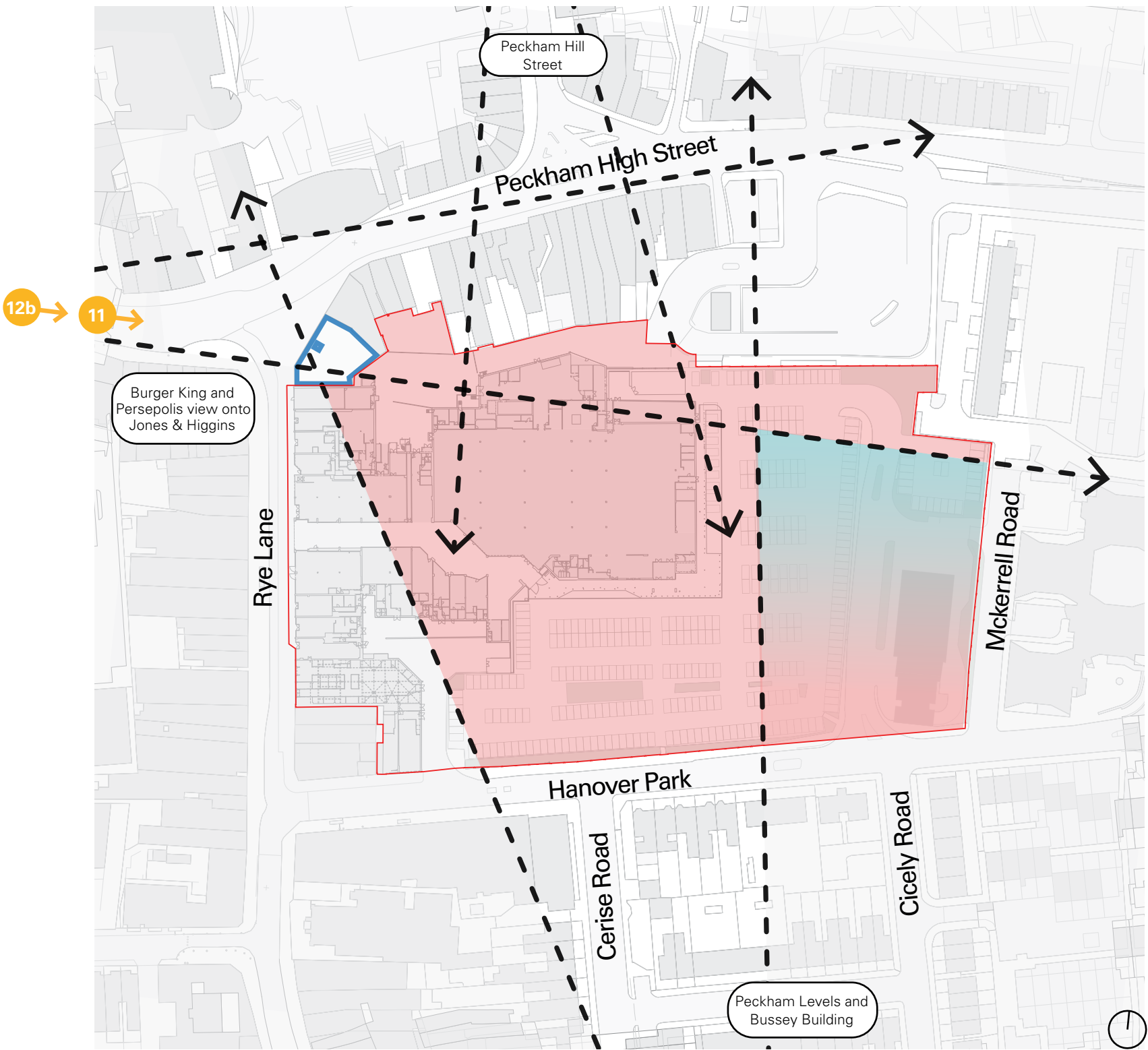


View from Peckham High Street, at Persepolis (View 12b)



View from Peckham High Street (Burger King), close to Bellenden Road (View 11)

TALL
Allocation of height
LOW
-> Key Views



Allocation of heights in response to viewing corridors

Townscape considerations

Key views



View from One Tree Hill (View 1)



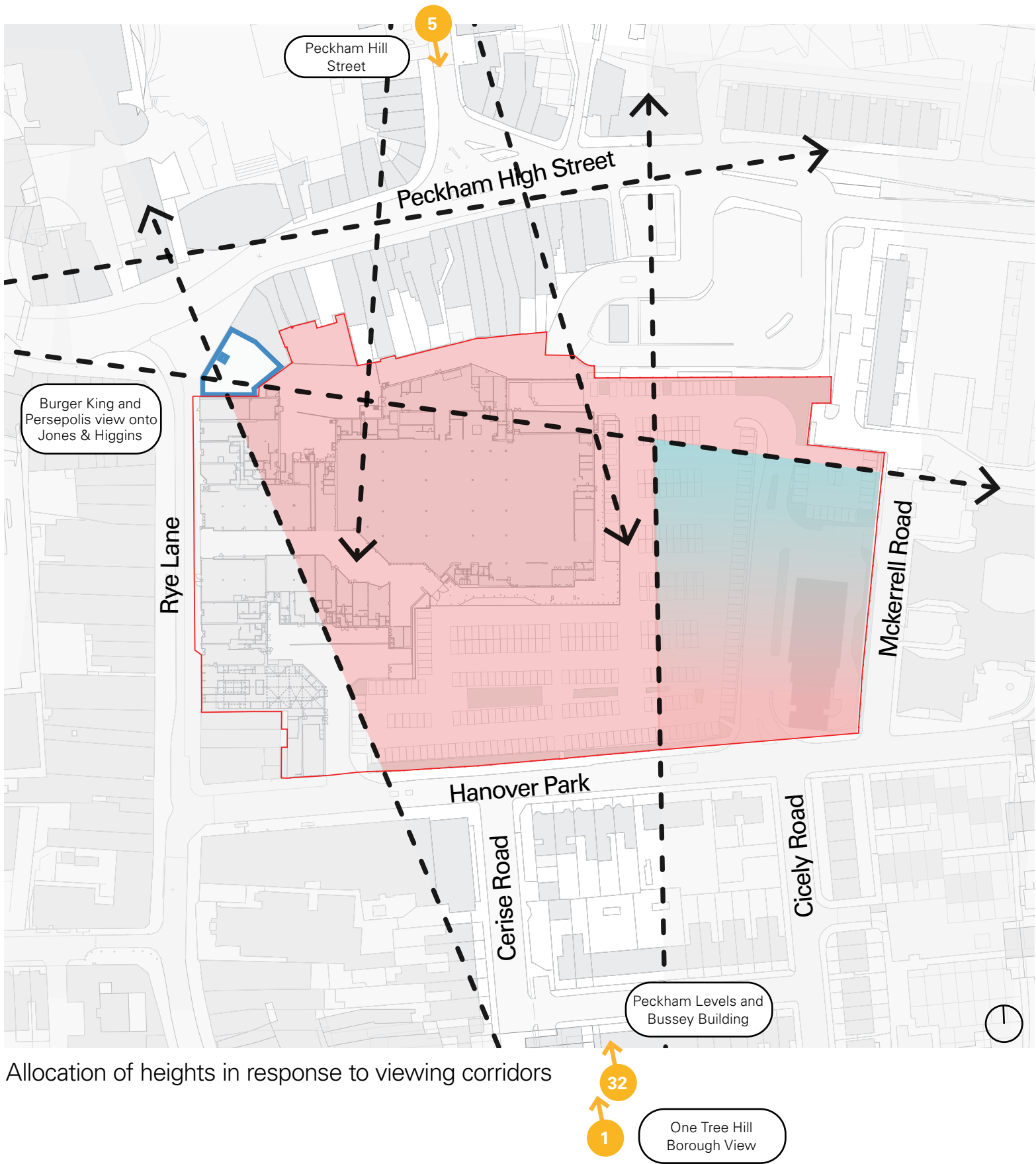
View from Bussey Building (View 32)



View from Peckham Hill Street, opposite Mountview Academy (View 5)



TALL
Allocation of height
LOW
→ Key Views



Allocation of heights in response to viewing corridors

Masterplan Principles - Layering - Gaps between buildings

Views from the west - Peckham High Street

Illustrated view

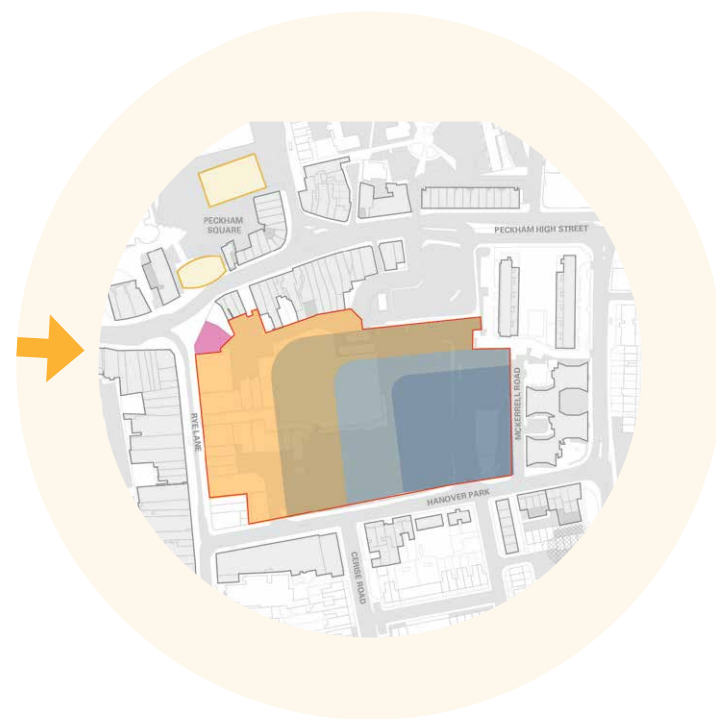
Verified Views



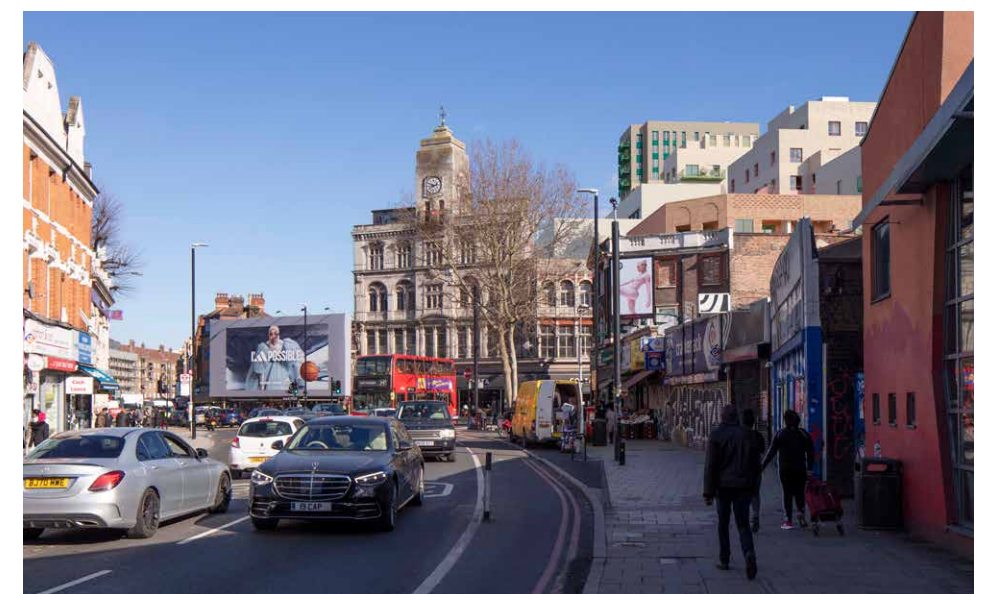
Massing approach from Peckham High Street (View 11)



View from Peckham High Street, at Persepolis (View 12b)



Illustrated view from Peckham High Street (View 11), based on VU City visualisation



View from Peckham High Street (Burger King), close to Bellenden Road (View 11)

Edge condition addressed - Clock Tower

Layering of buildings on site

Masterplan Principles - Layering - Gaps between buildings

Views from the north - Peckham Hill Street

Illustrated view

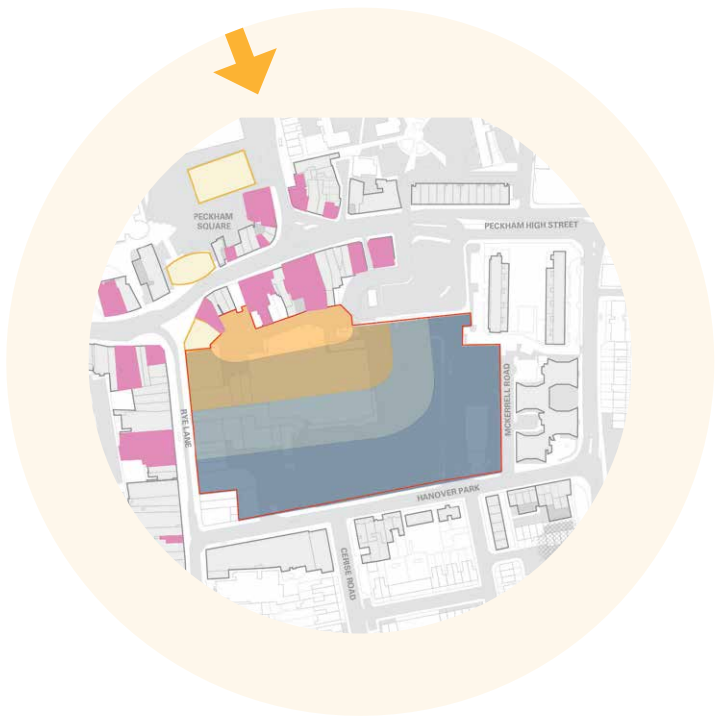
Verified view



Massing approach from Peckham Hill Street (View 5)



View from Peckham Hill Street (View 4)



- Townscape Heritage Initiative (THI) Buildings
- Layering of buildings on site



Illustrated view from Peckham Hill Street (View 5), based on VU City visualisation



View from Peckham Hill Street, opposite Mountview Academy (View 5)

Masterplan Principles - Layering - Gaps between buildings

Views from the south - Cerise Road and Bussey Building

Illustrated view

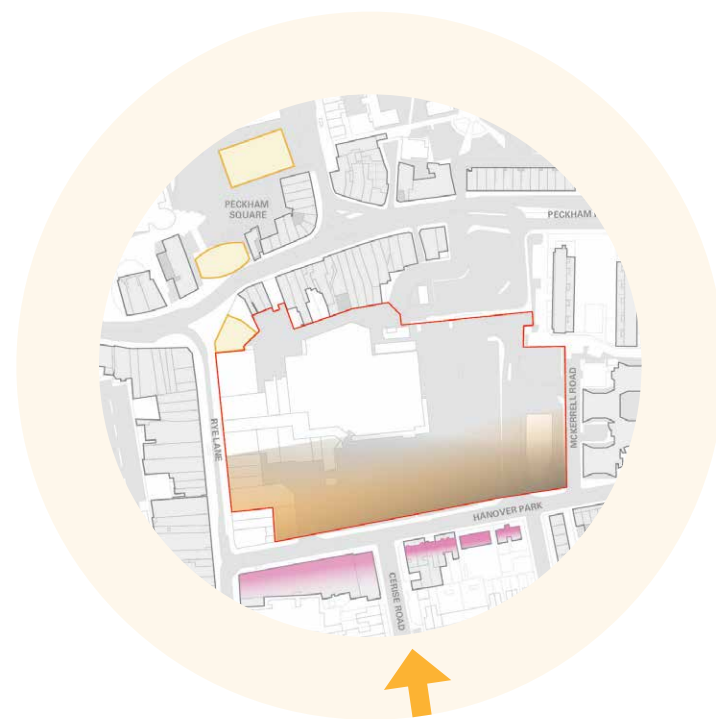


Massing approach from Cerise Road (View 36)

Verified Views



View from the Bussey Building (View 32)



View from Cerise Road, based on VU City visualisation

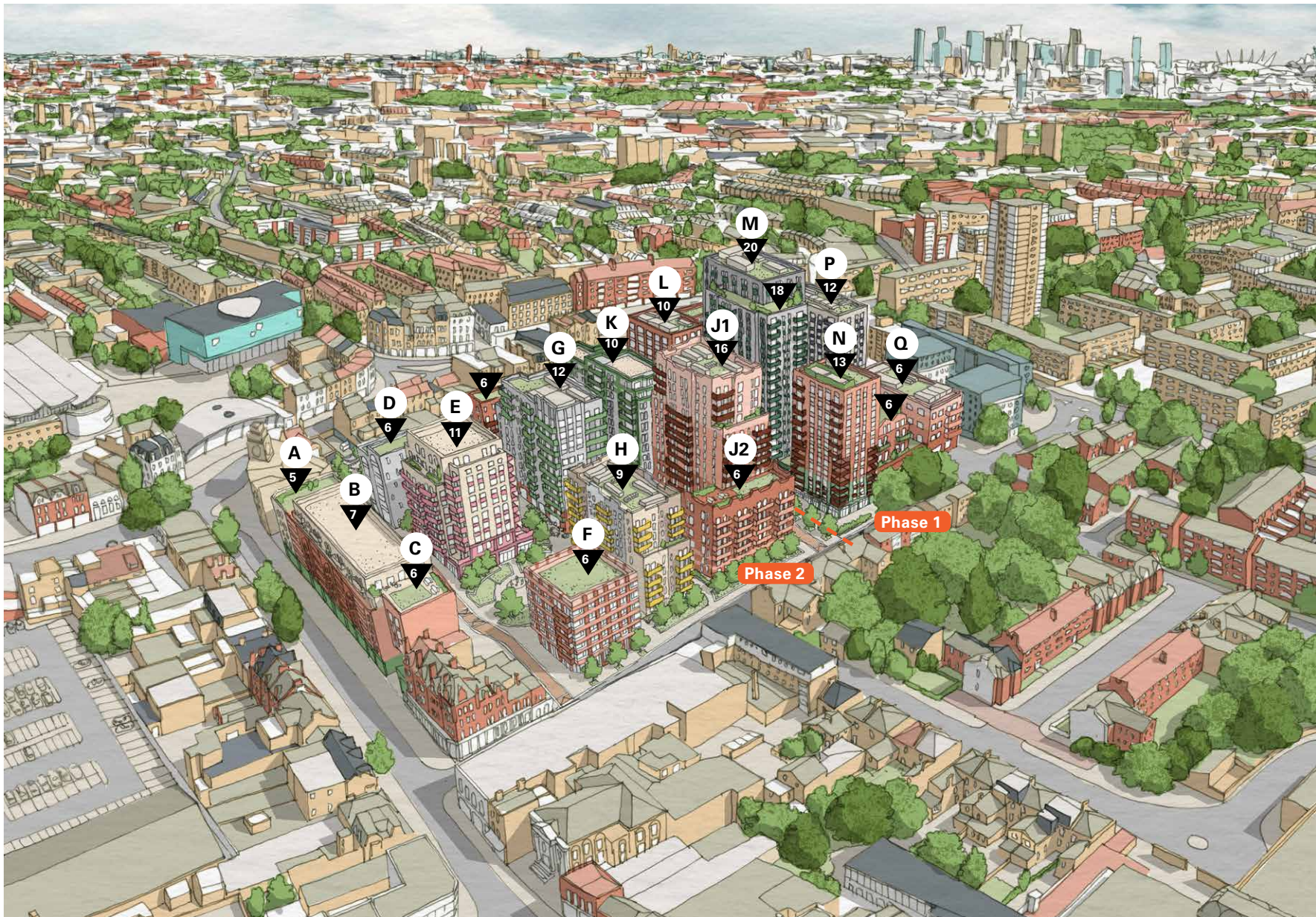


Proposed view from Cerise Road (View 36)

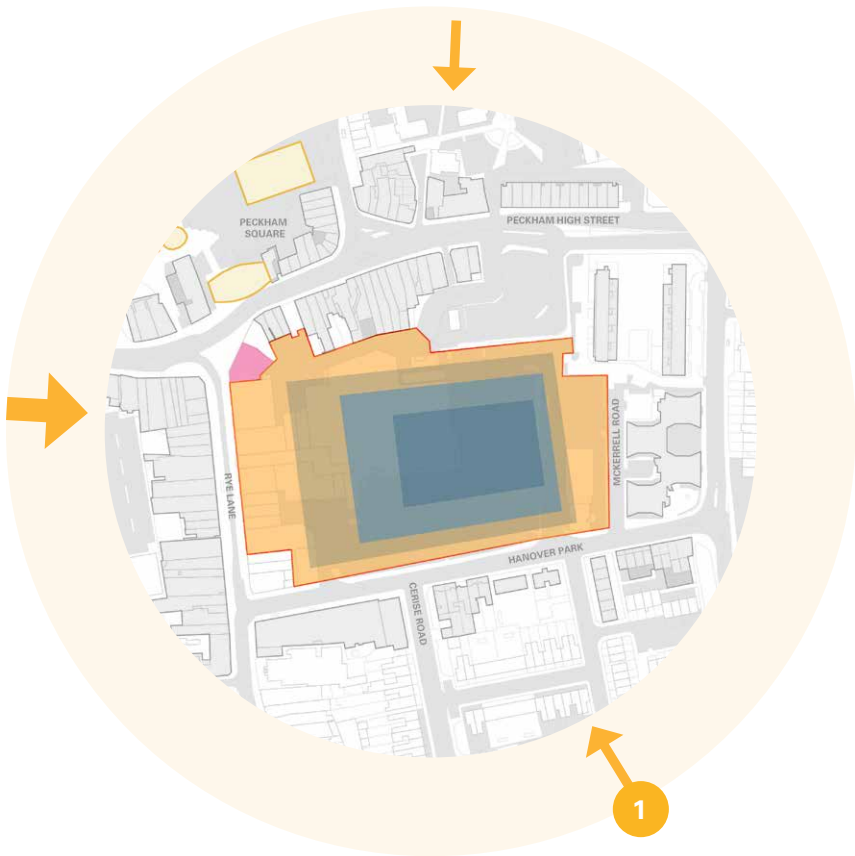
- Edge condition addressed - Views from south
- Layering of buildings on site

Masterplan Principles

Height Allocation



Masterplan building storeys



- Clock tower & context
- Layering of buildings on site



Principle of layering of heights away from boundary edges

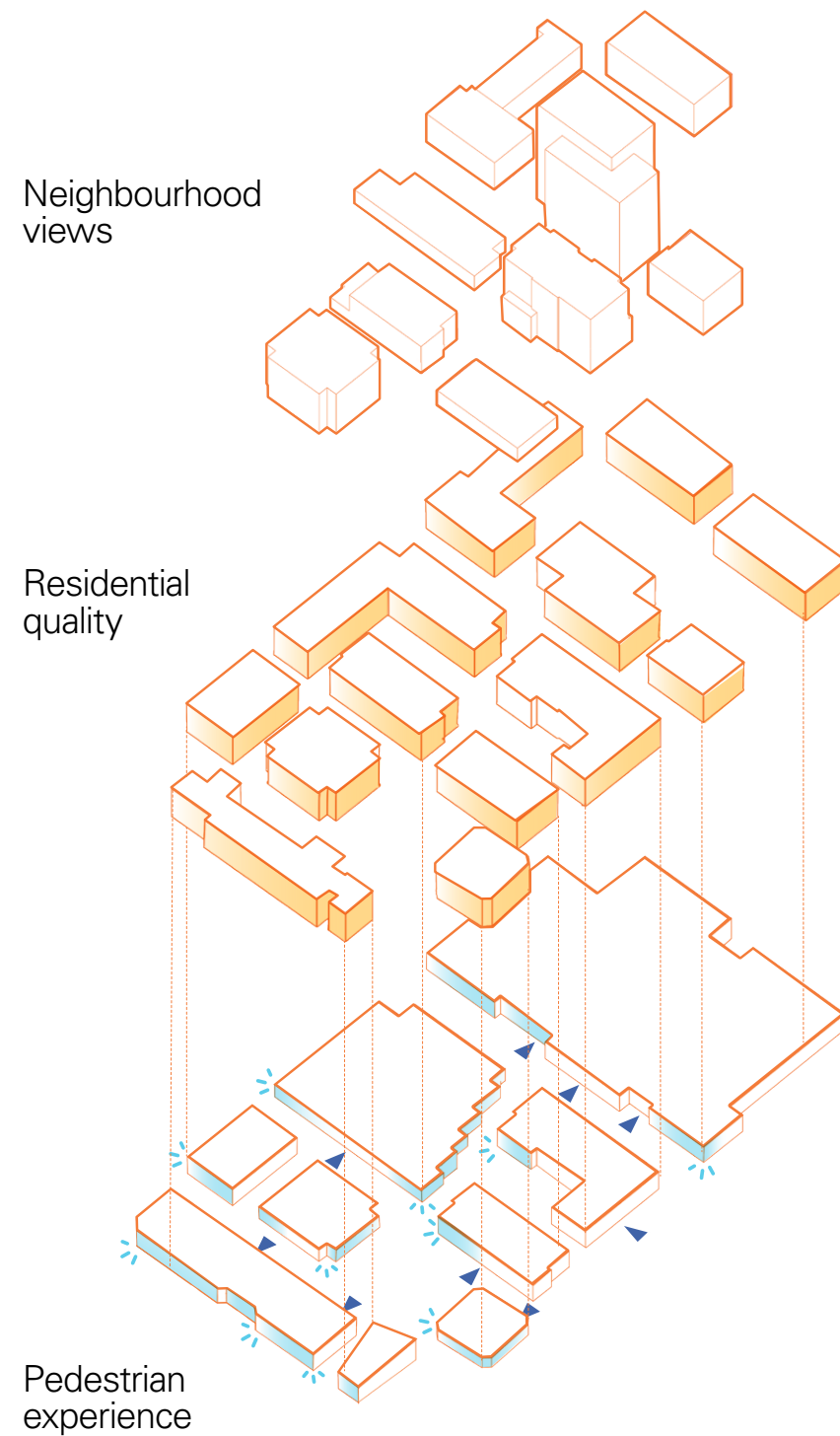


View from One Tree Hill (View 1)

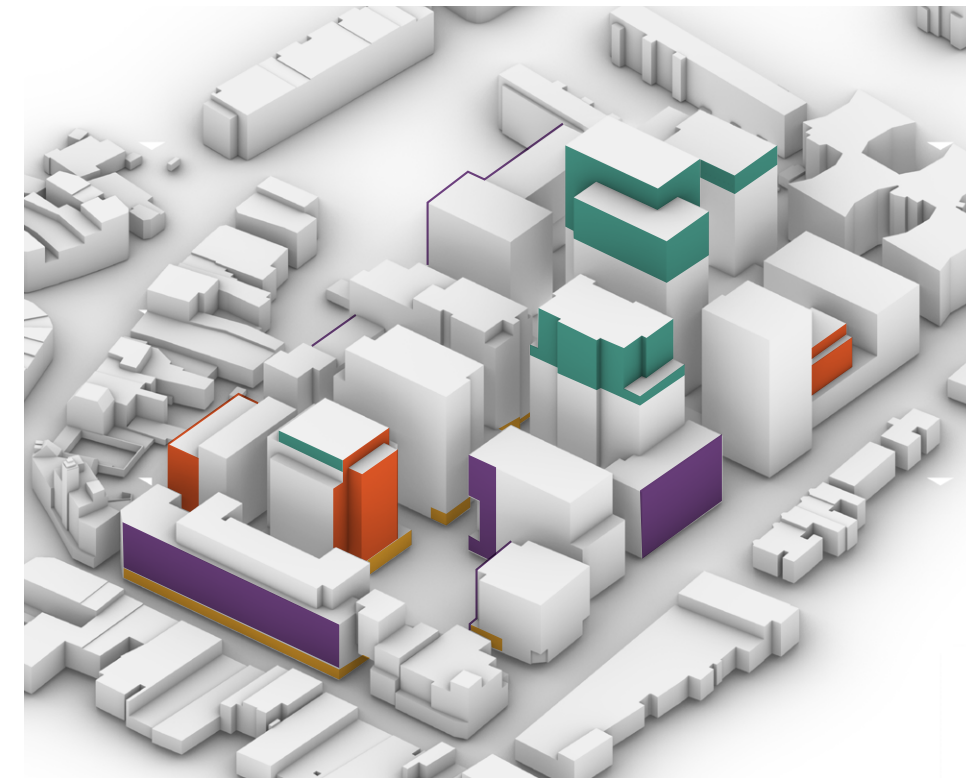
Facade Strategies

Sitewide

A facade conceived at three scales



Layered Approach



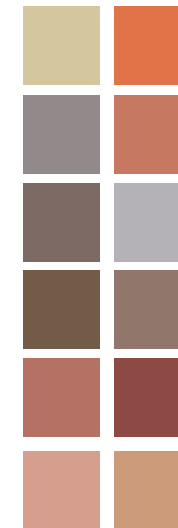
- Height visible on approach
- Ground floor retail frontages
- Important feature facades
- Key pedestrian frontages

Colour Strategy

Vertical gradient using local tonalities



Masterplan aerial illustrated view



Local tonalities



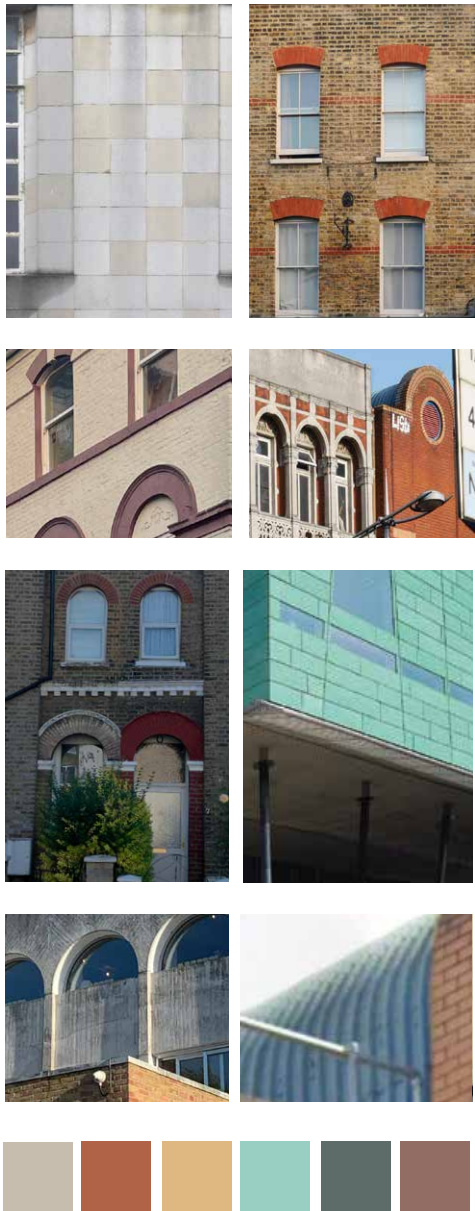
Local colours

Colour Strategy

Elements of colour



View walking through Floral Walk towards Morrisons



Local moments of boldness

Building designs

6.

Overview



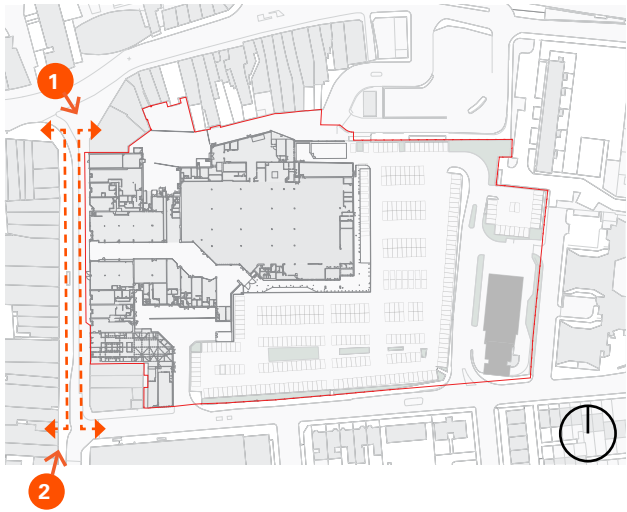
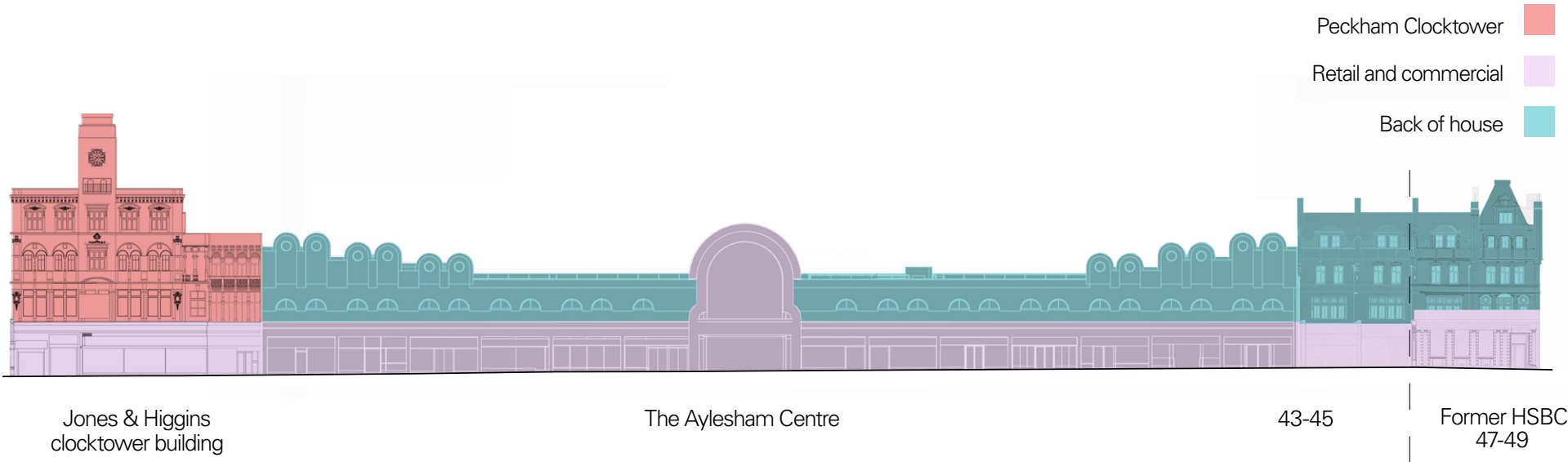
Buildings A, B & C

Proposed view - looking south down Rye Lane (View 6)



Rye Lane

Context Analysis



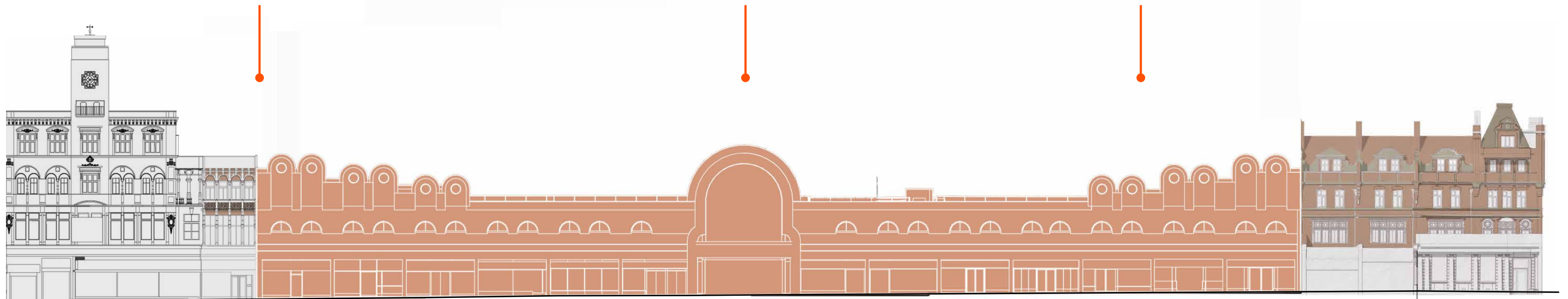
Rye Lane east elevation - ground floor commercial



Rye Lane west elevation - facade broken up into bays

The Aylesham Centre

Rye Lane - Existing East Elevation



Jones & Higgins
clocktower building

The Aylesham Centre

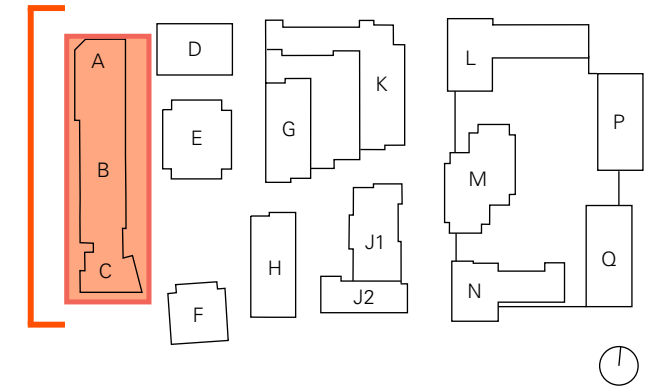
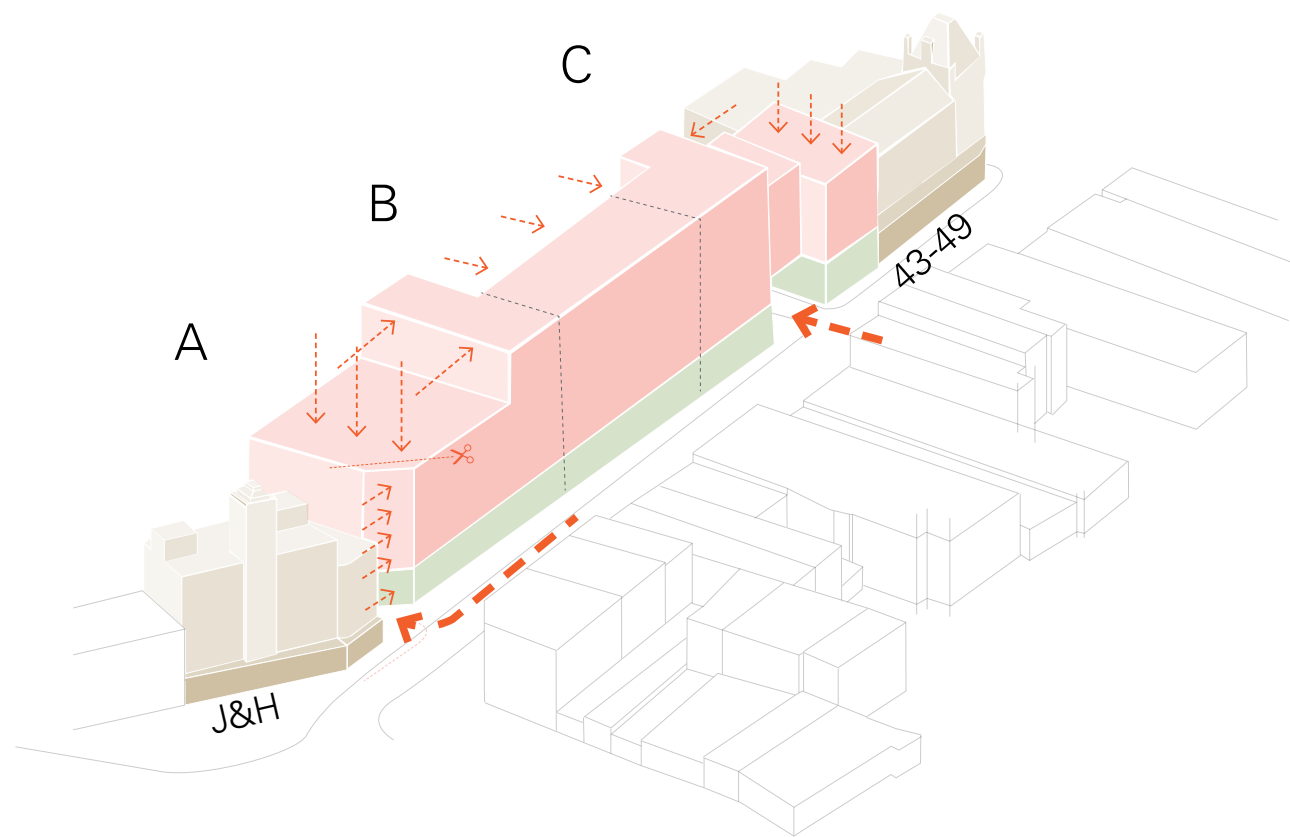
43-45

Former HSBC building
47-49

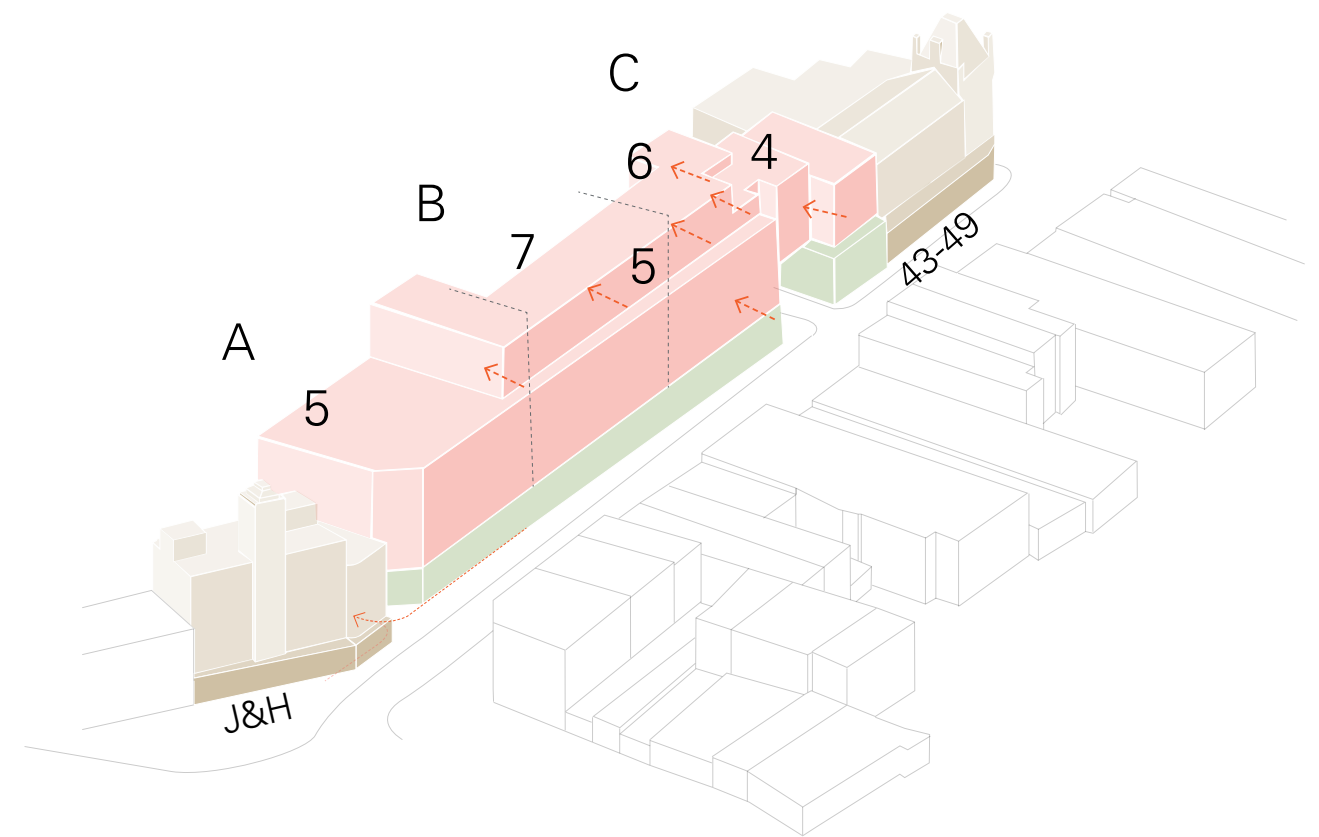
Existing diagrammatic east elevation of Rye Lane : The Aylesham Centre

Rye Lane - Buildings A,B & C

DFA, Feix & Merlin and Jas Bhalla Works



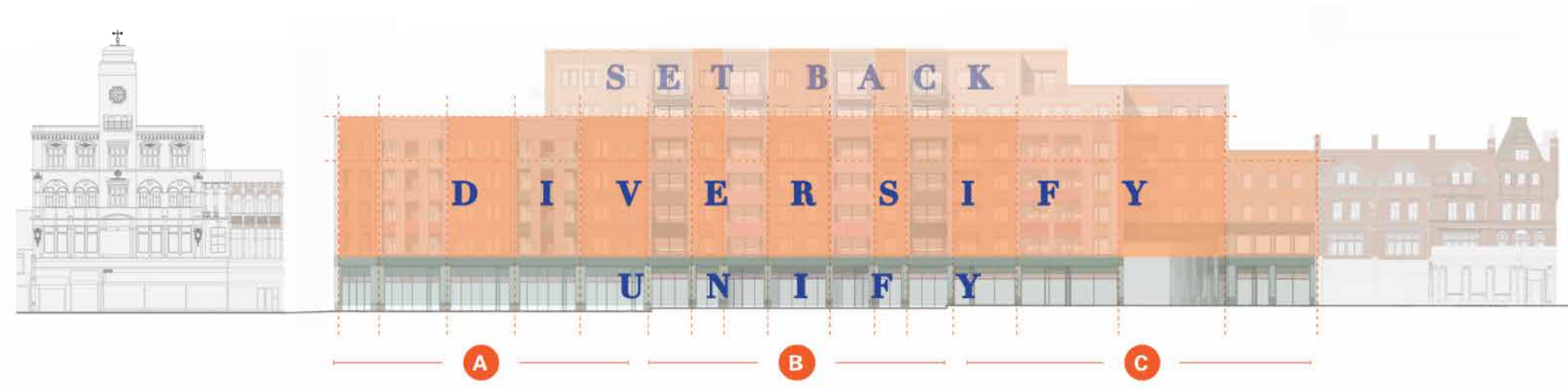
Stepping back from context and introducing passageways



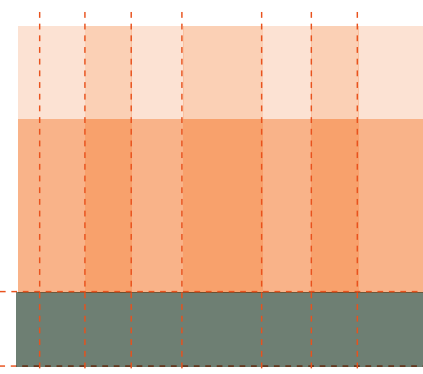
Adding articulation and stepping back

Rye Lane - Buildings A,B & C

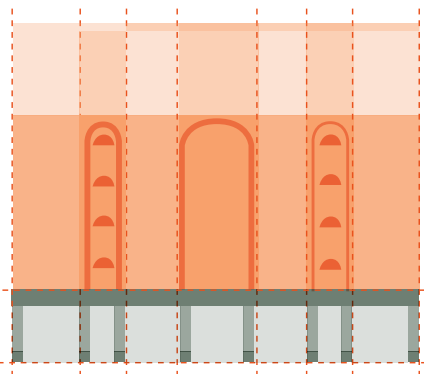
Masterplan Framework



Horizontal Banding



Vertical Rhythm



Architectural Motifs



Variation & Insets



Setbacks at upper levels



Jones & Higgins
clocktower building

Building A
(Dowen Farmer Architects)

Building B
(Feix & Merlin)

Building C
(Jas Bhalla Works)

43-45

Former HSBC building
47-49

Rye Lane - Buildings A,B & C

Retail Plinth



Historic Jones and Higgins unified ground floor store frontage



Ground floor retail expression reminiscent of Jones & Higgins store



Building C adjacent 43 Rye Lane and former HSBC bank building

Rye Lane - Buildings A,B & C

Passageways



Cut through invites pedestrians through to Aylesham Gardens



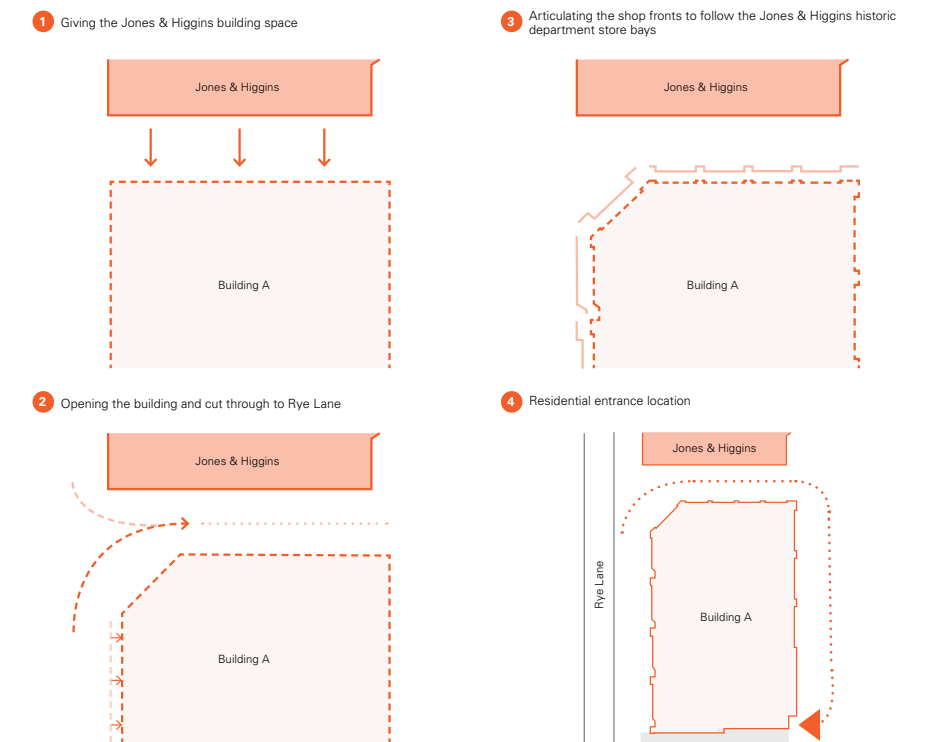
Building C steps back to emphasise cut through

Building A

DFA



Building A seen from across Peckham High Street



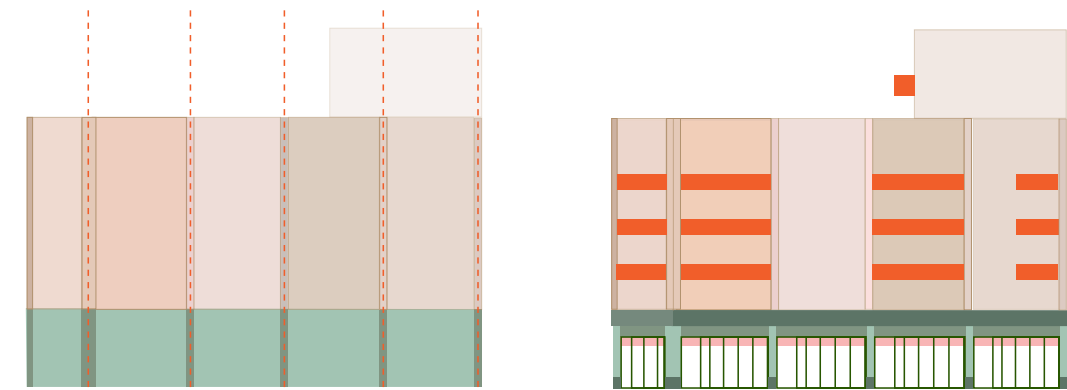
Building A's approach to the clock tower



Looking south down Rye Lane

Building A

DFA



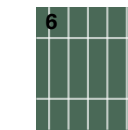
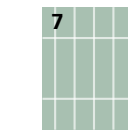
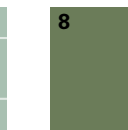
Vertical Rhythm

Private amenity adds horizontals



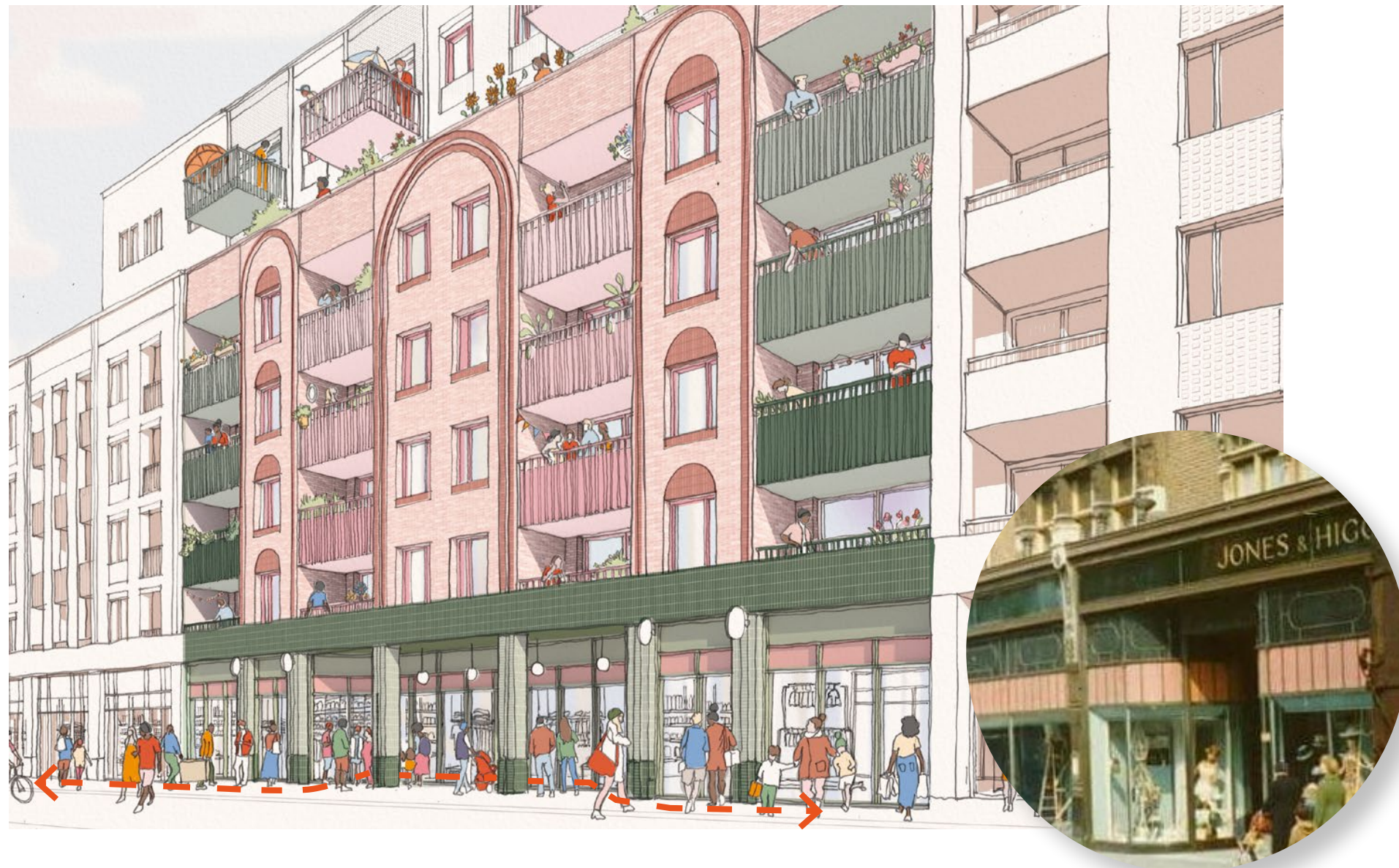
Building A comprises a series of bays and chamfers to give space to the Clock tower



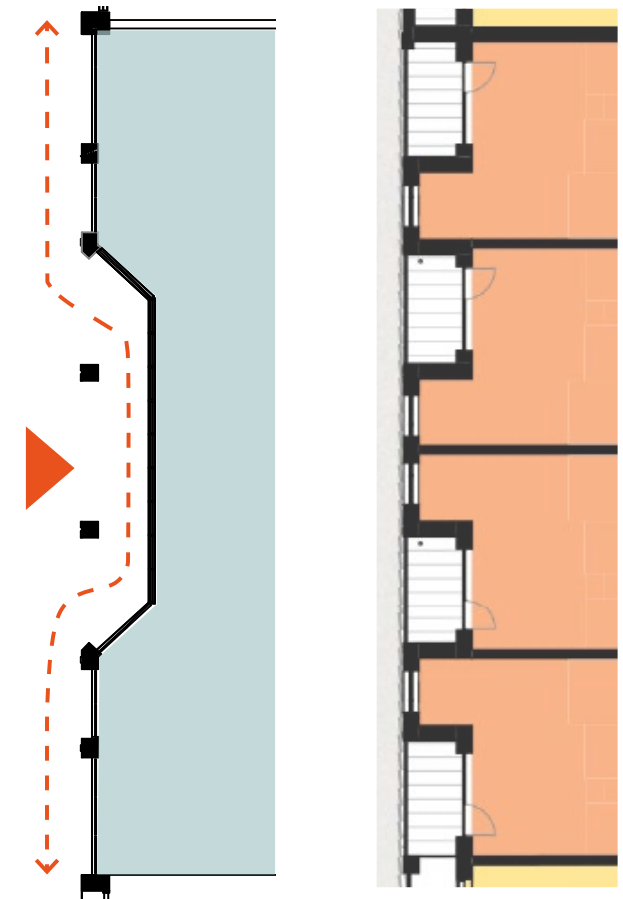
- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Light red brick
Light grey
mortar | Dark red brick
Light grey
mortar | Light brown
brick Light
grey mortar | Light brick
with white
mortar | Metal rain
screen
cladding
colour varies | Dark green
glazed brick in
vertical stack
bond | Light green
glazed brick in
vertical stack
bond | Metal panel
/ window
Frames | Solid glass
panel |

Buildings B

Feix&Merlin



Recessed entrance references previous Jones and Higgins store



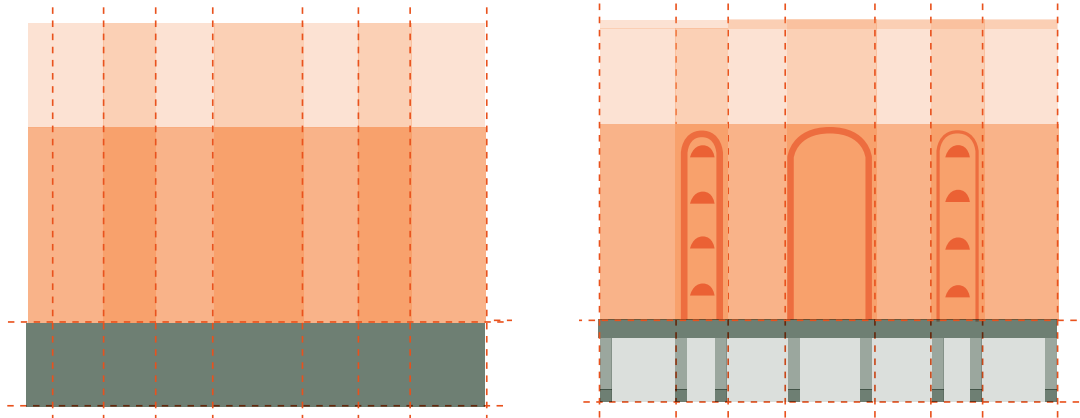
Ground floor plan with large recessed entrance bay and typical upper level floor plan with inset balconies

Buildings B

Feix&Merlin



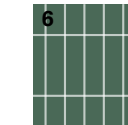
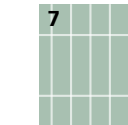
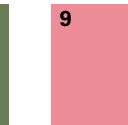
View looking north up Rye Lane



Vertical Rhythm

Architectural Motifs



- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| Pink brick | Pale pink brick
Light grey mortar | Pale pink brick
Dark grey mortar | Light brick
White mortar | Light brick
Light grey mortar | Dark green glazed brick in vertical stack bond | Light green glazed brick in vertical stack bond | Metal panel / window Frames | Solid glass panel |

Buildings C

Jas Bhalla Works



View looking south down Rye Lane - relationship between proposed and existing



View from Rye Lane Hanover Park junction (View 8)

Buildings C

Jas Bhalla Works

Levels 5 and 6 of Building C set back from the street to minimise visual impact

Height reduced to 4 storeys adjacent to 43 Rye Lane.



Facade rhythm responds to heritage proportions



Cut through to Rye Lane from Aylesham Gardens

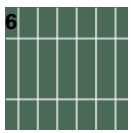
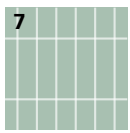
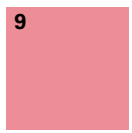


Cut through to Aylesham Gardens from Rye lane

Buildings C

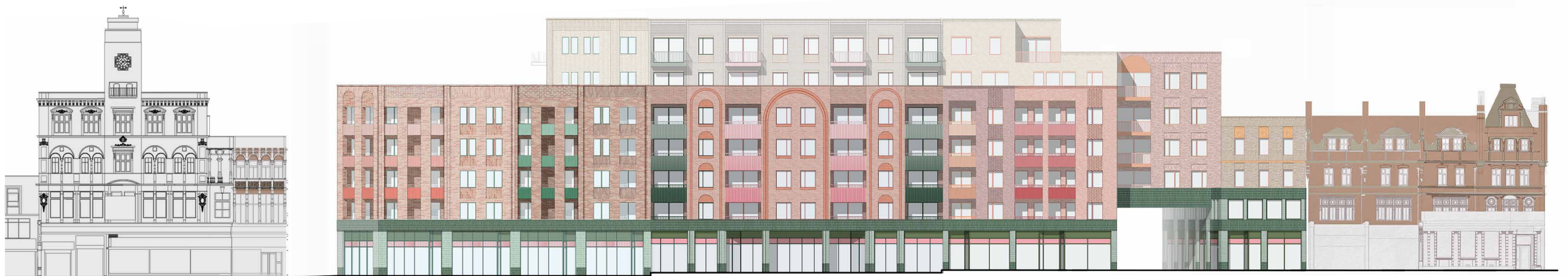
Jas Bhalla Works



								
Brown brick Light brown mortar	Light red brick Dark pink mortar	Dark red brick Light grey mortar	Light brown brick Light grey mortar	Light brick Light grey mortar	Dark green glazed brick in vertical stack bond	Light green glazed brick in vertical stack bond	Metal panel / window Frames	Solid glass panel

Building C east elevation and material palette

Rye Lane buildings - Conclusions



Proposed Rye Lane East Facade

Views

The Proposed Development from Rye Lane and Peckham High Street



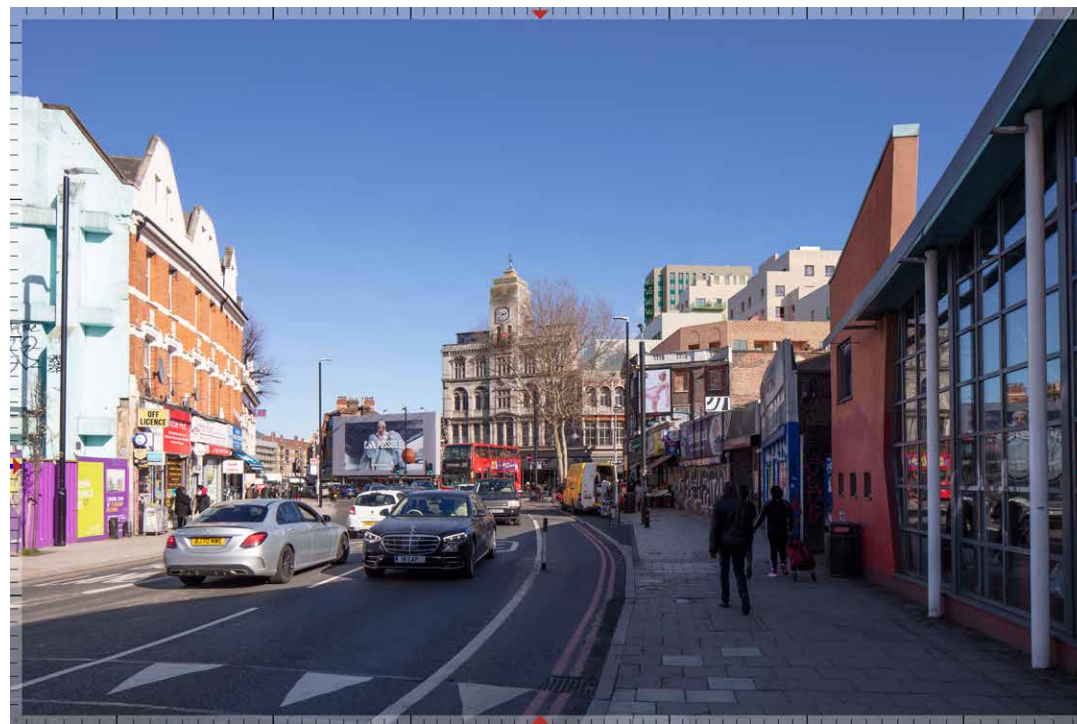
View looking north up Rye Lane (View 9)



View from Rye Lane Hanover Park junction (View 8)



View looking south from Peckham High Street and Rye Lane junction (View 6)



View from Peckham High Street (Burger King), close to Bellenden Road (View 11)

Building L

Proposed Aerial - looking south



Building L

Existing site condition



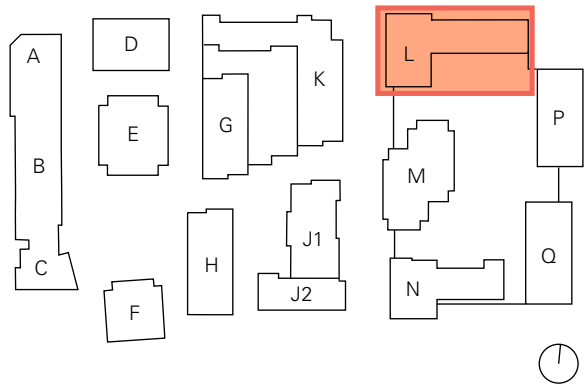
Aerial view of the existing site looking South



View from Peckham High Street, looking across the bus station (View 37)

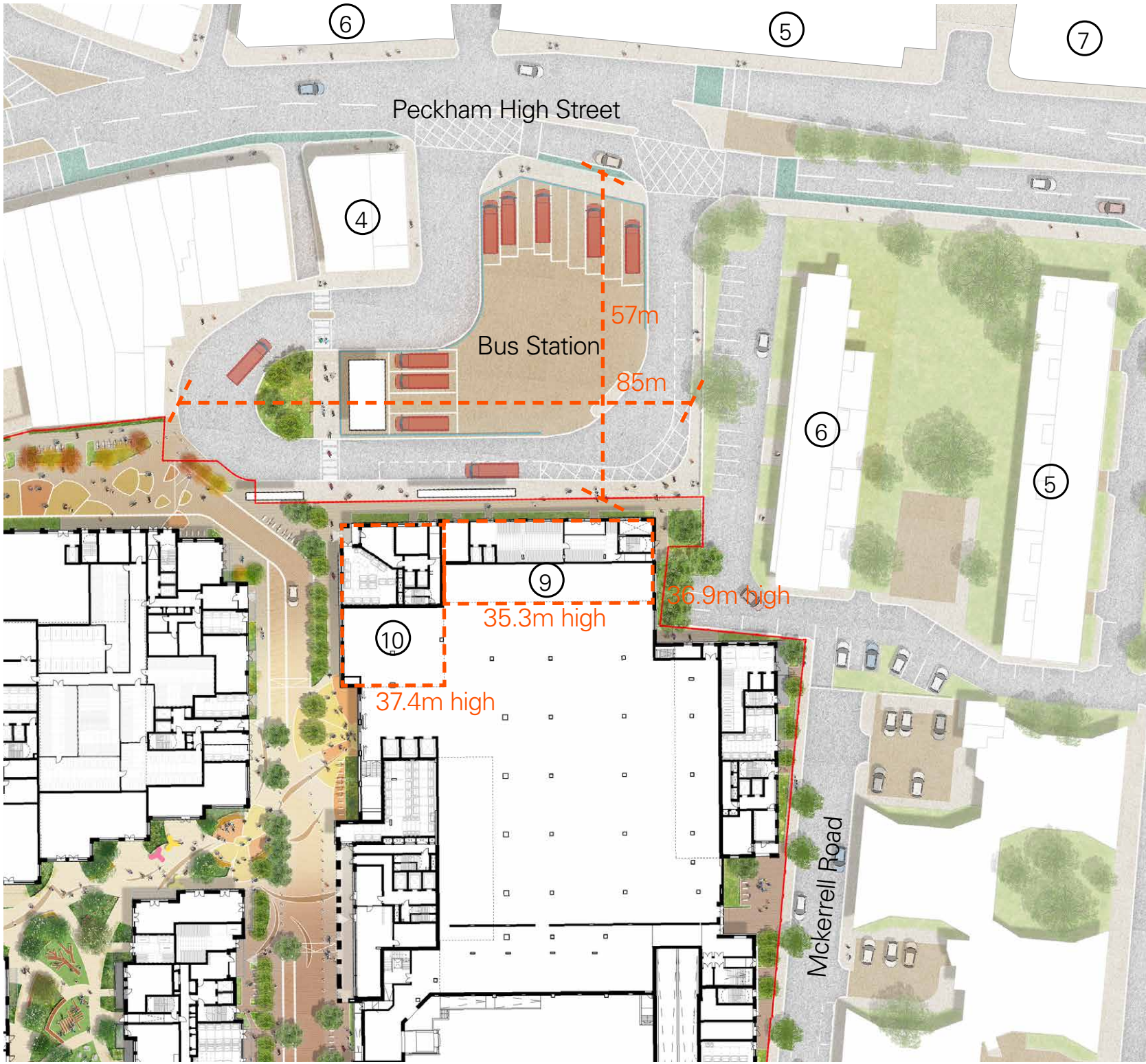
Building L

Massing & Height



Overview from North

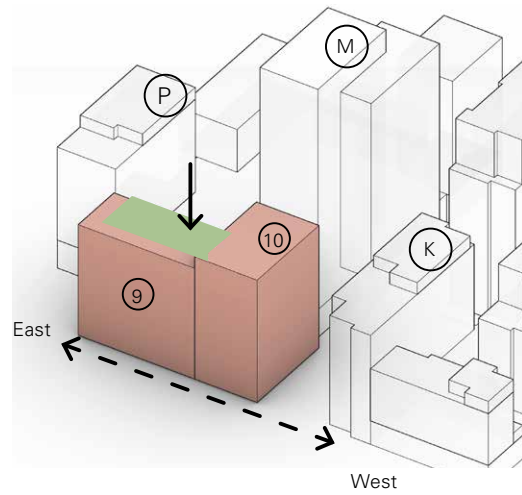
(X) Number of Storeys



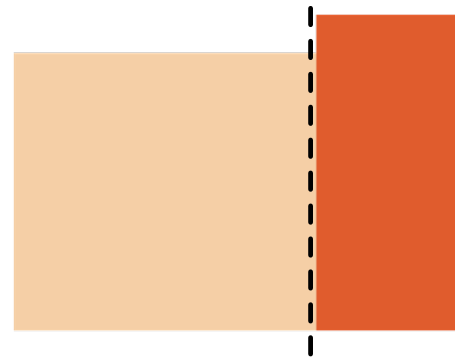
Surrounding building heights

Building L

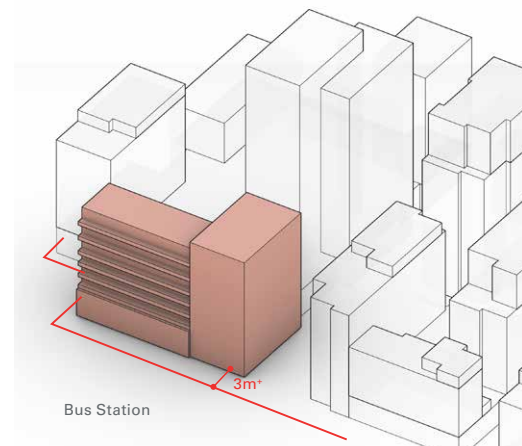
Elevation



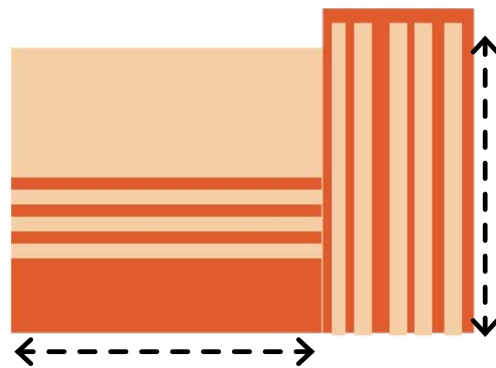
Orientation and step in height



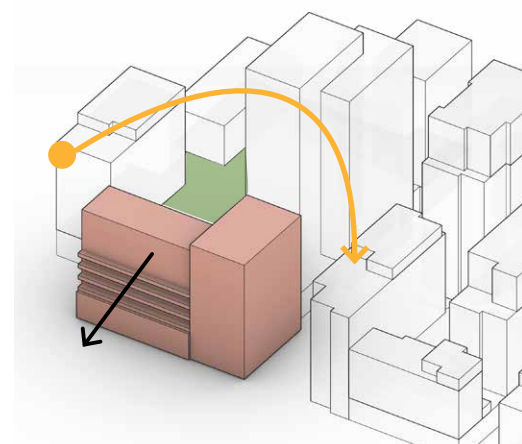
Divide Mass



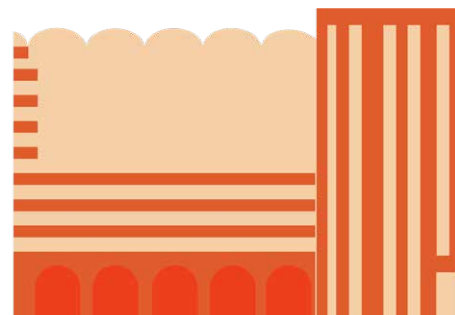
Gallery access acoustic buffer



Rhythm



Environmental analysis



Articulation



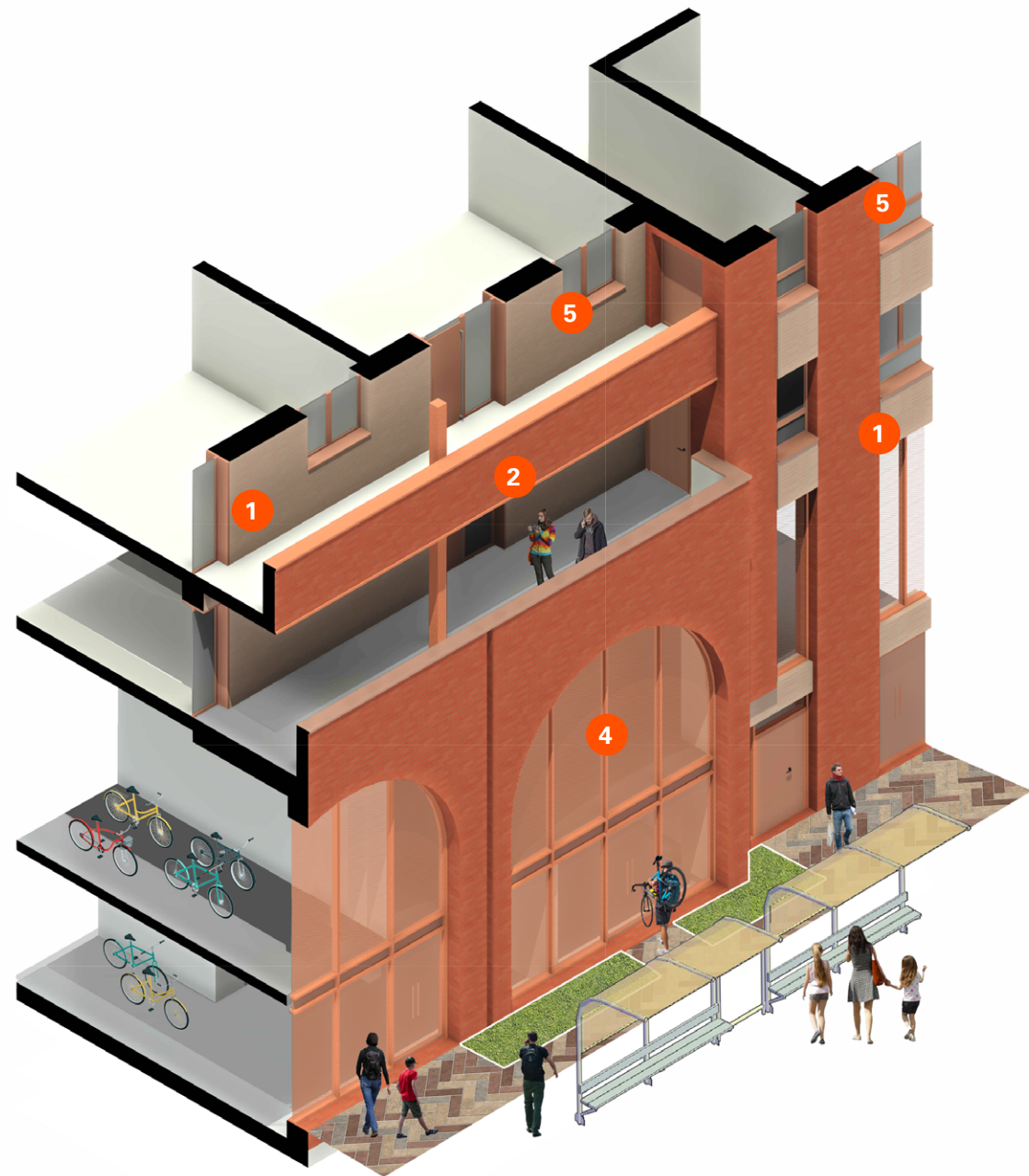
View from the junction between Peckham High Street and Marmot St (View 28)



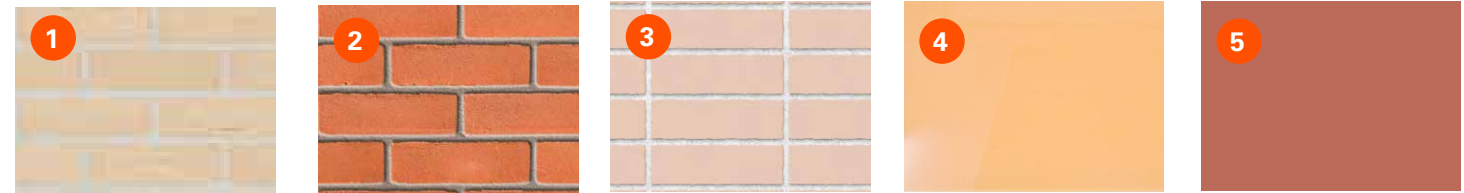
Building L, North elevation fronting bus station

Building L

Plinth Condition



Bay isometric to demonstrate material palette



View west from Bus station

Building L



View east towards Building L's lobby from the top of the north-south link



Building L frames the end of the north-south route through the masterplan

Building L



View 27 - Peckham High Street, outside Police Station



View 27b - Peckham High Street, outside GP Surgery



View 28 - Peckham High Street, Marmot Street junction



View 37 - Peckham Road (north side, north of 135)



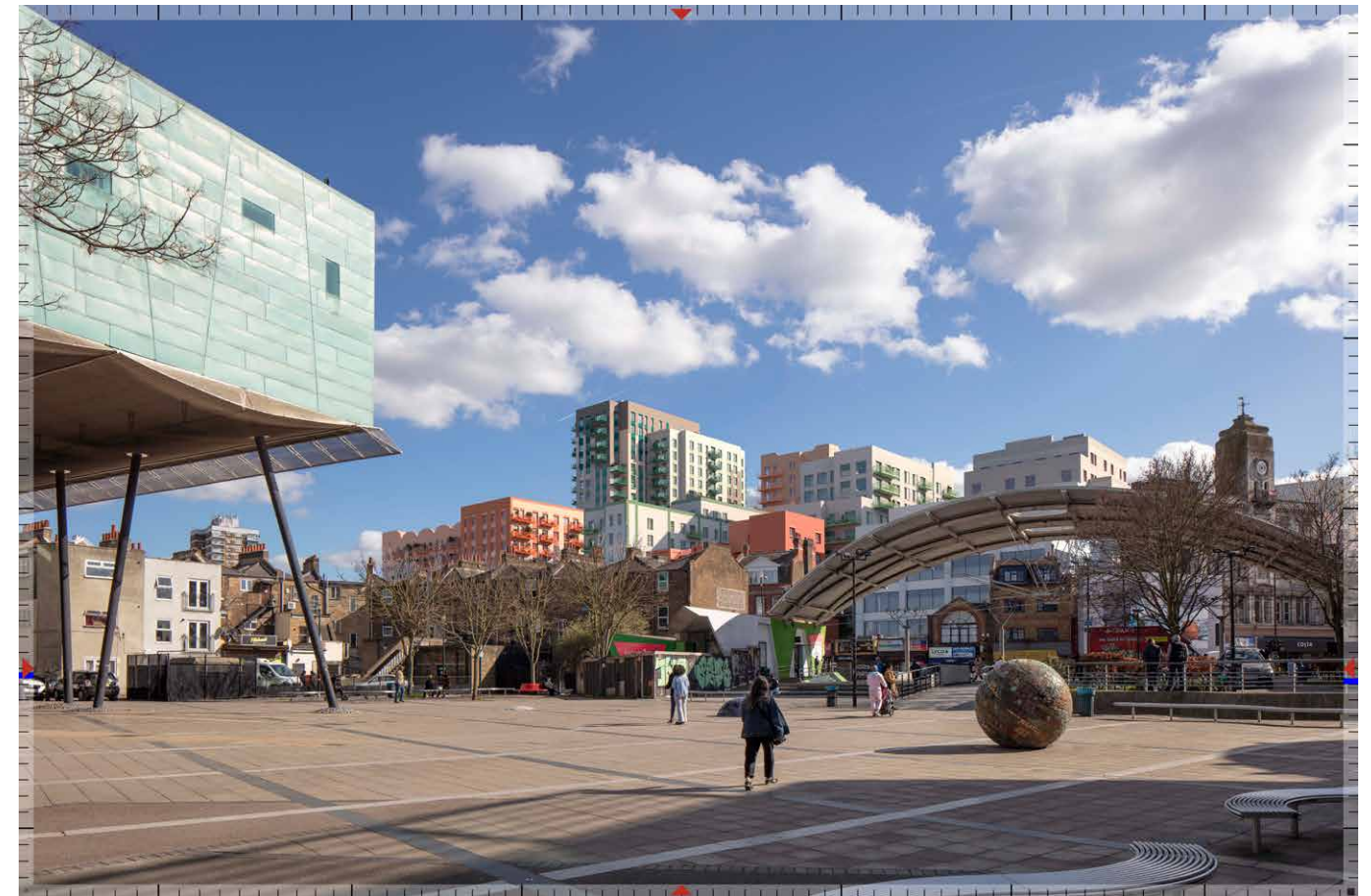
View 38 - Peckham High Street, outside Western Union

Views

The Proposed Development from Peckham High Street & Peckham Square

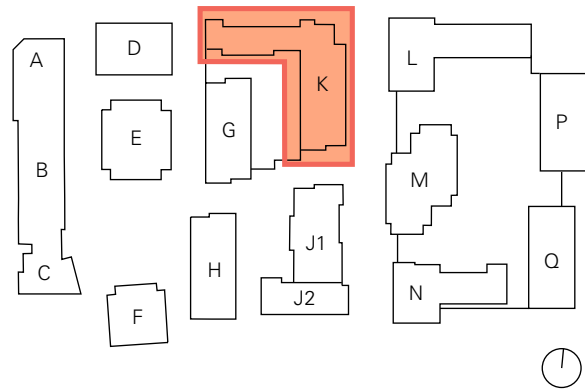


View from Peckham Hill Street / Peckham High Street, outside M. Manze (View 35)



View from Peckham Square (View 17)

Building K



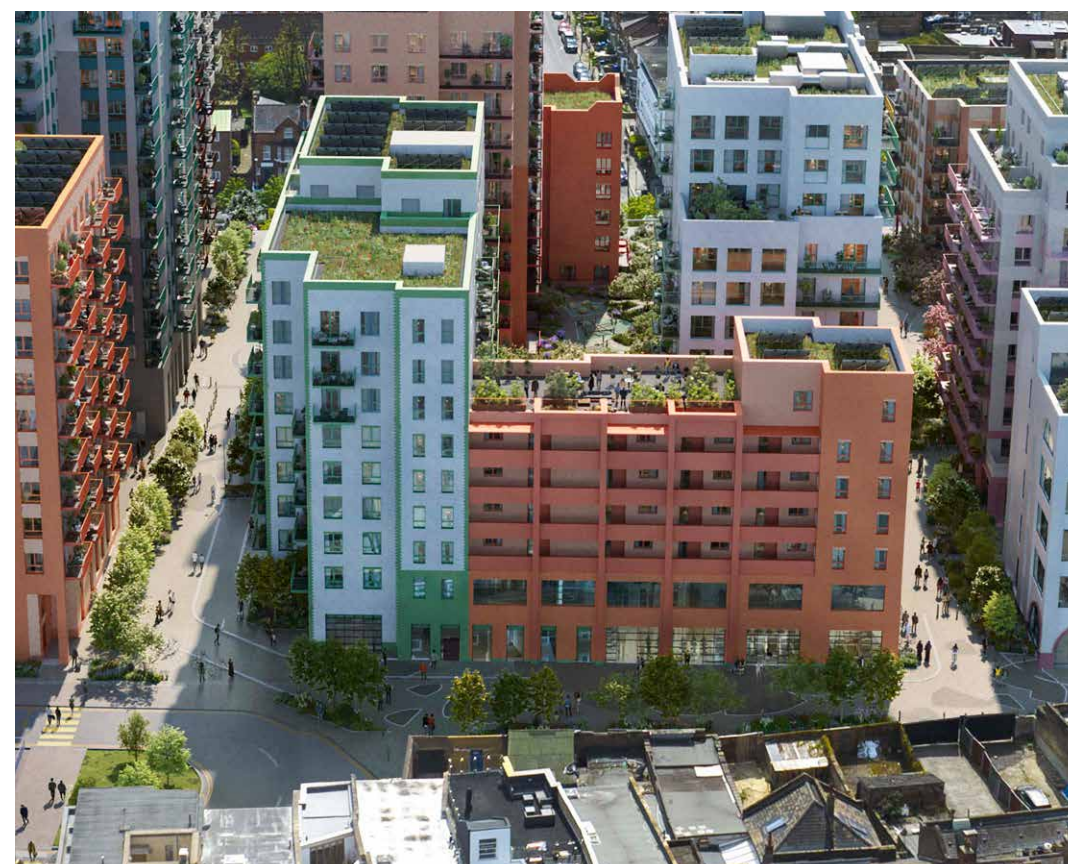
View from Peckham Hill Street (View 5)



View 5 (with summer foliage)

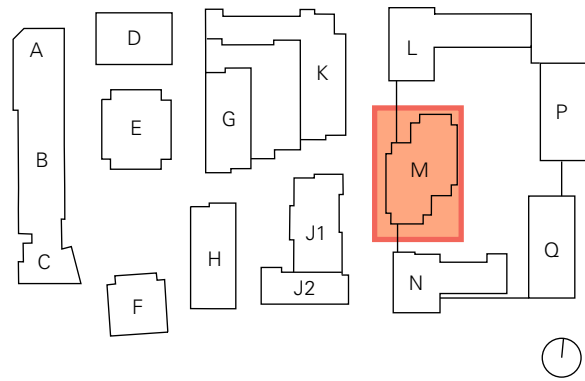
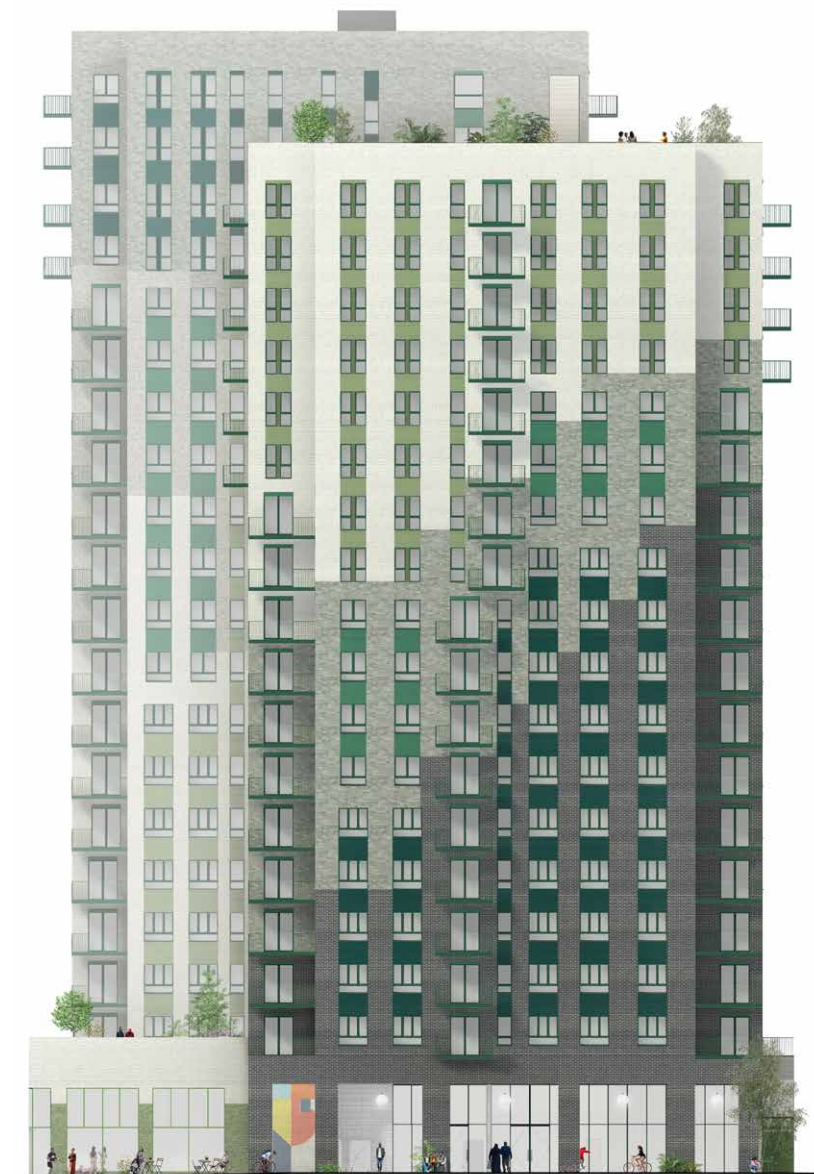


Building K - north elevation



Aerial view from the north

Building M



Building M - west elevation

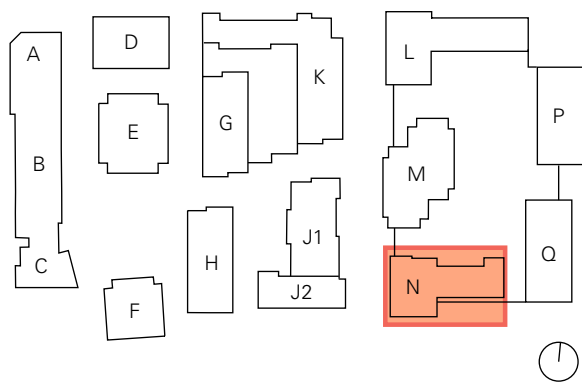
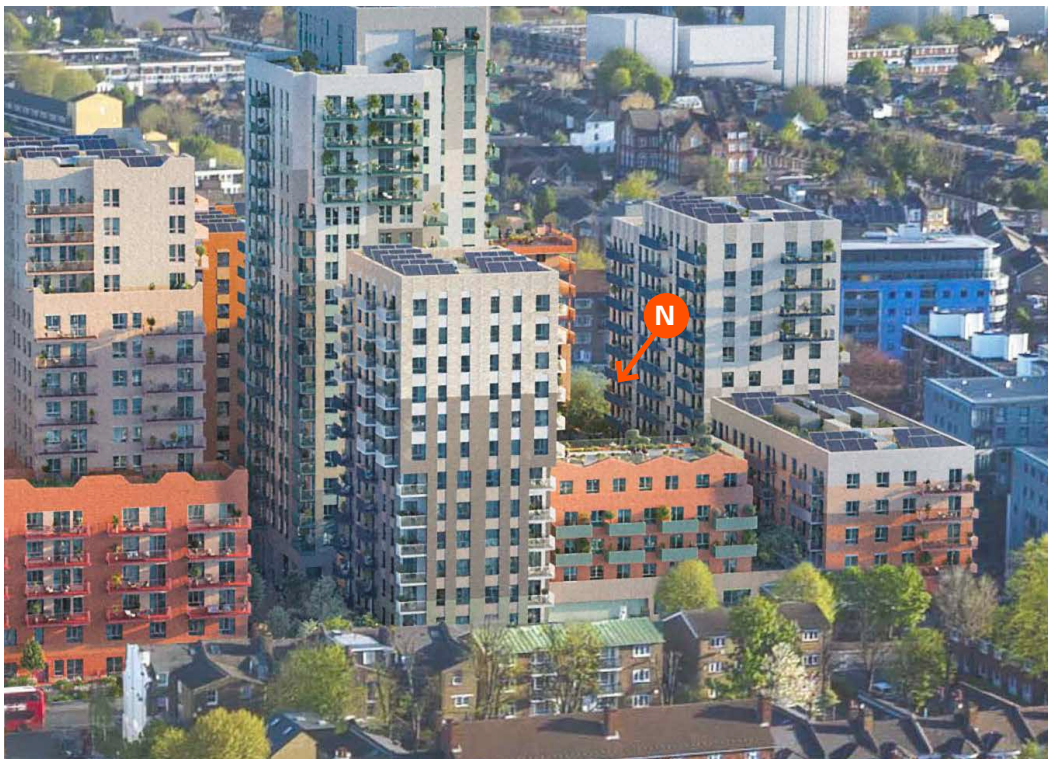
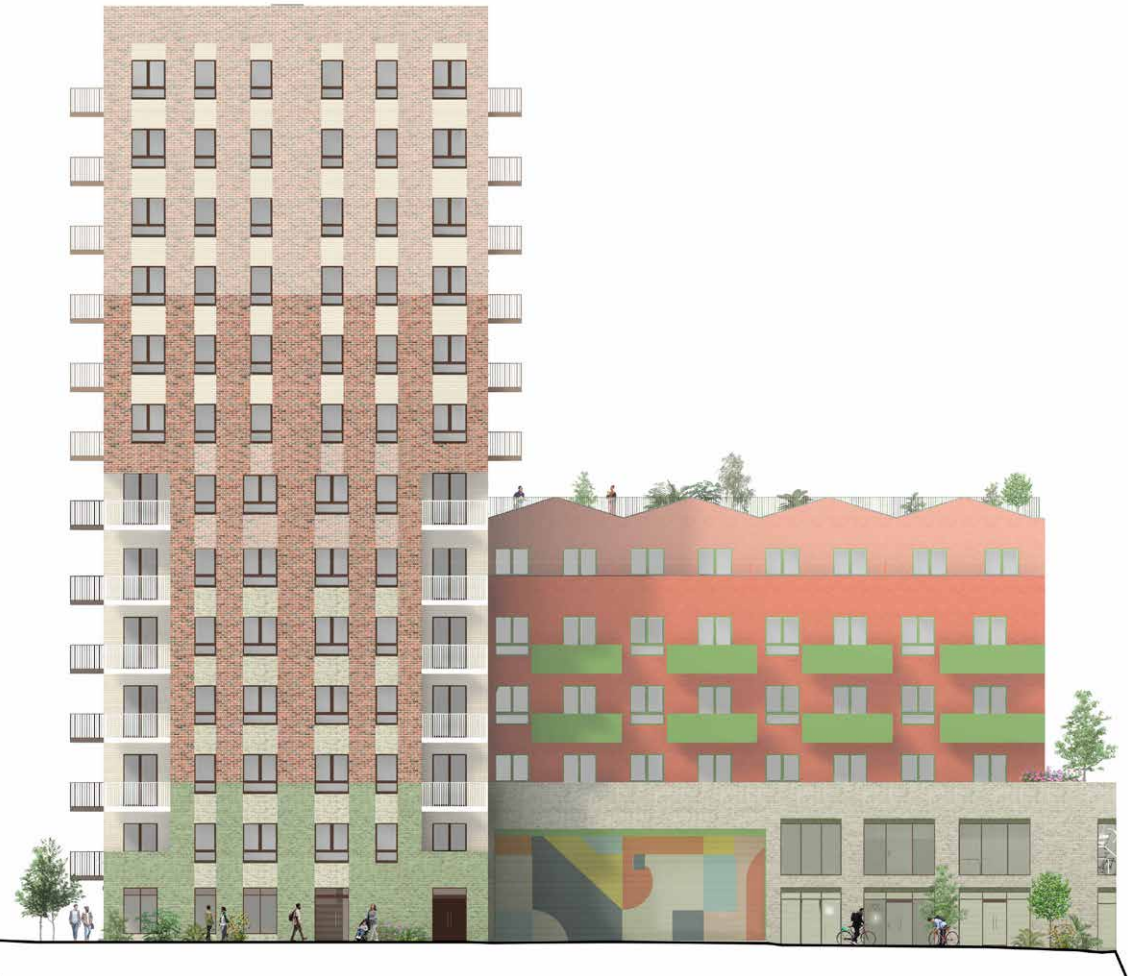


Building M entrance - walking north along the green link



View 30 from Peckham Levels

Building N

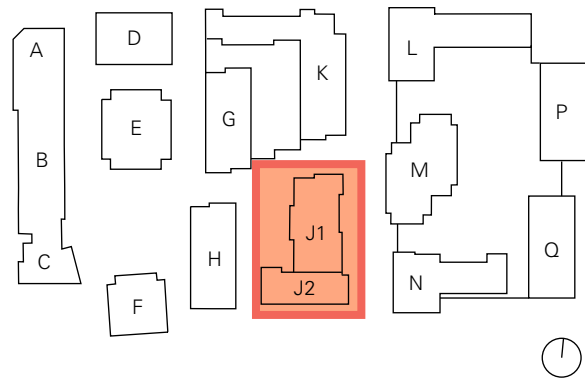
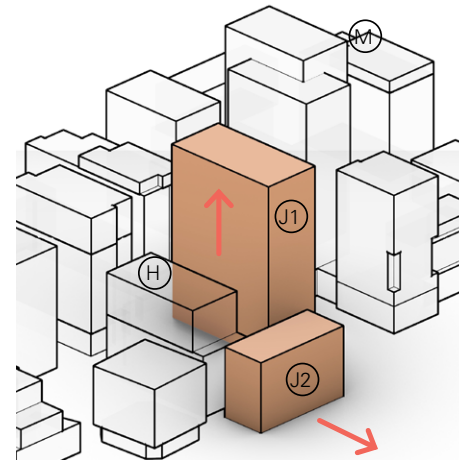


Building N - south elevation

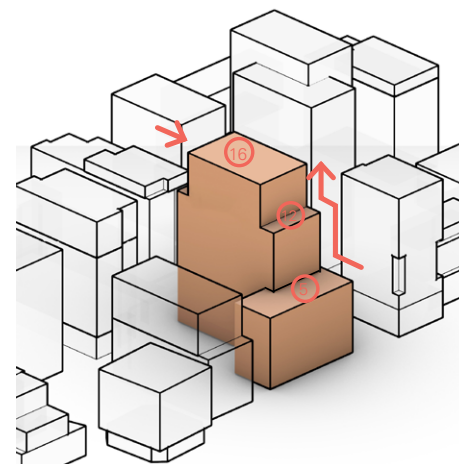


Building N south elevation - vertical and horizontal treatment

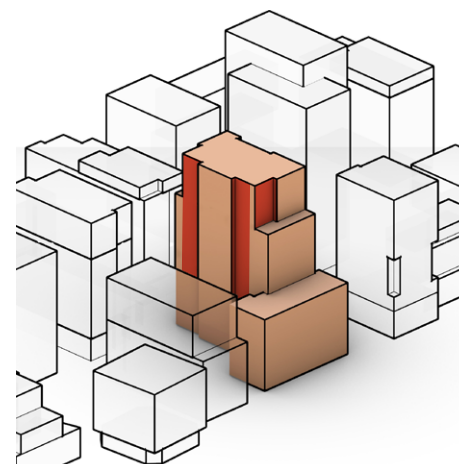
Building J



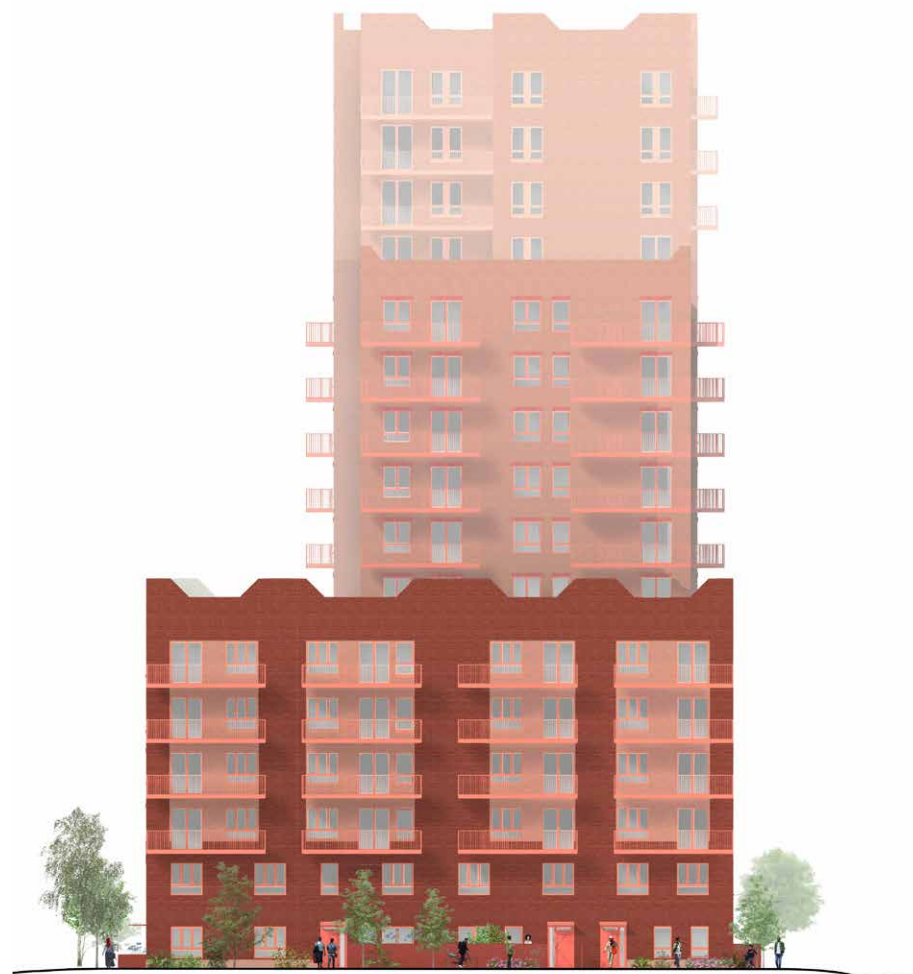
Response to context



Steps to layer visual impact



Diversifying the roofscape



Building J - south elevation

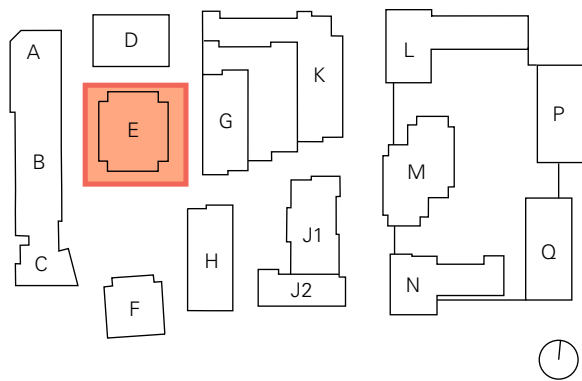
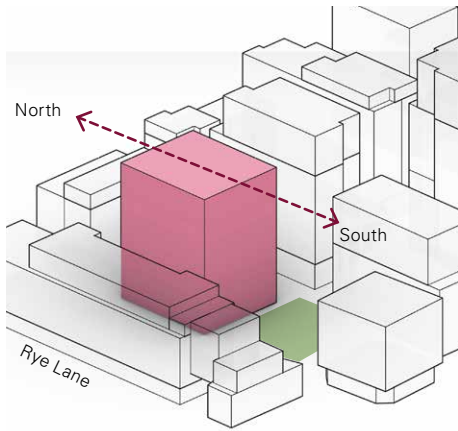


Looking north from Discovery Gardens towards J1

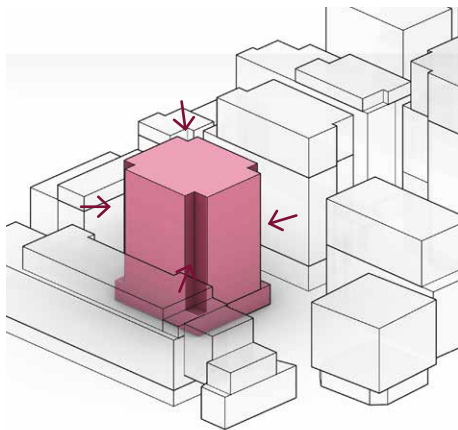


Looking north-east towards building J from Hanover Park (View 36)

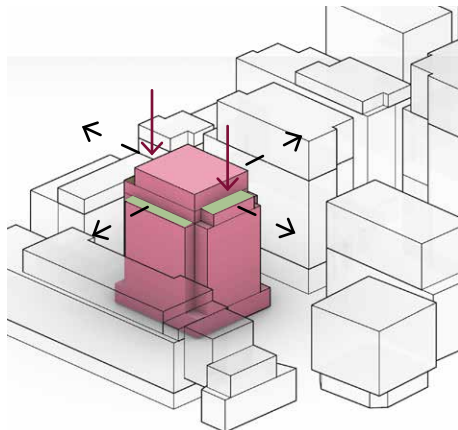
Building E



Key Garden frontage



Steps to layer visual impact



Diversifying the roofscape

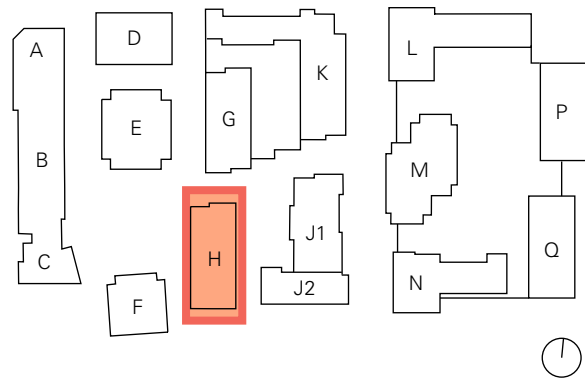


Building E - south elevation

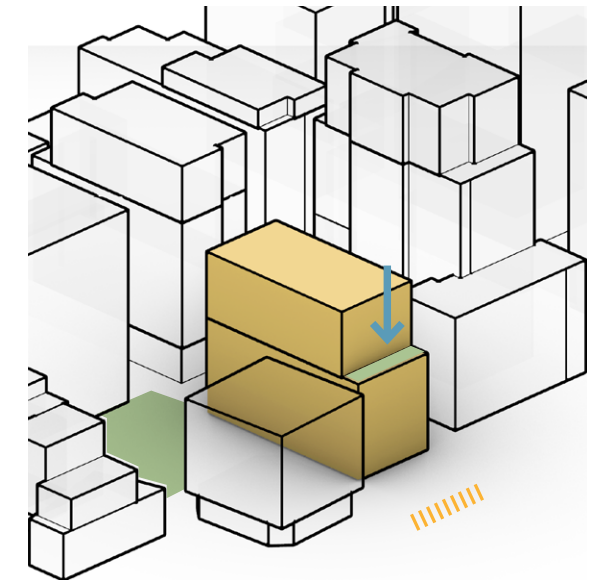


Building E facing Aylesham Gardens

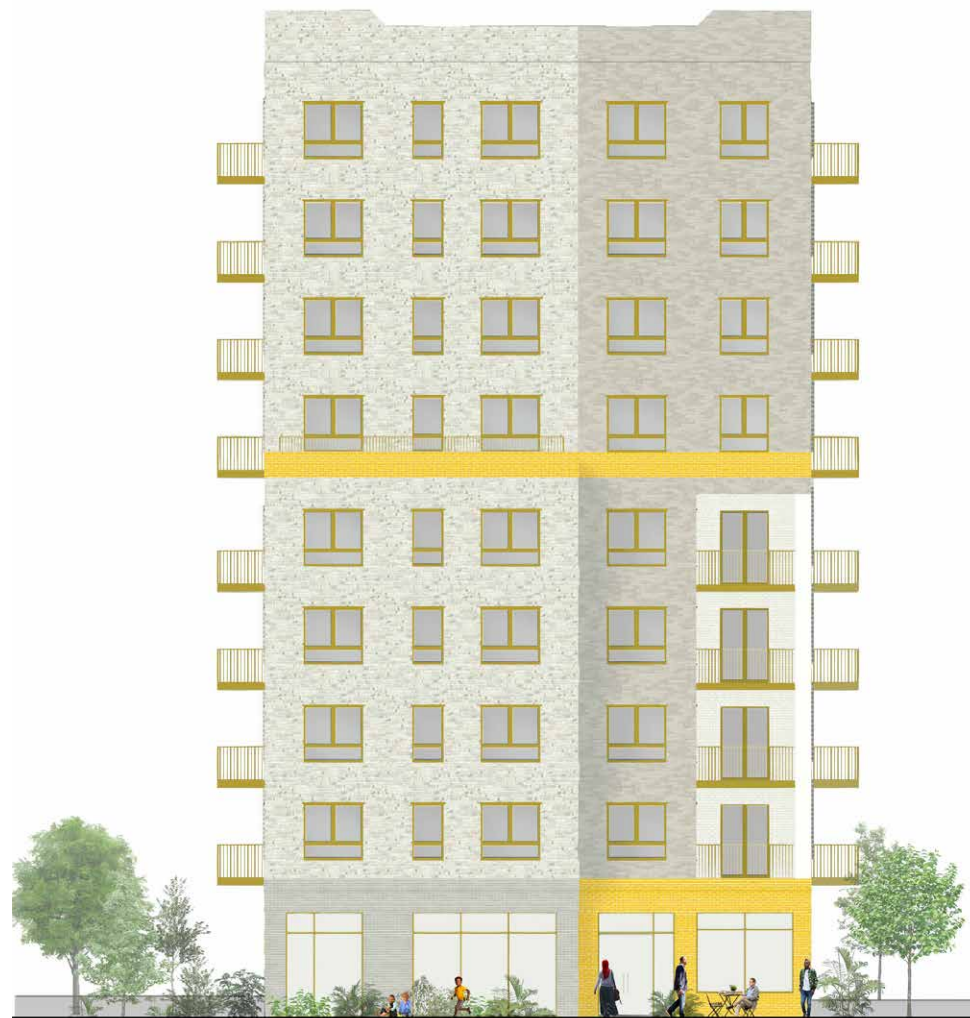
Building H



Building H set back from Hanover Park



Building H massing considerations

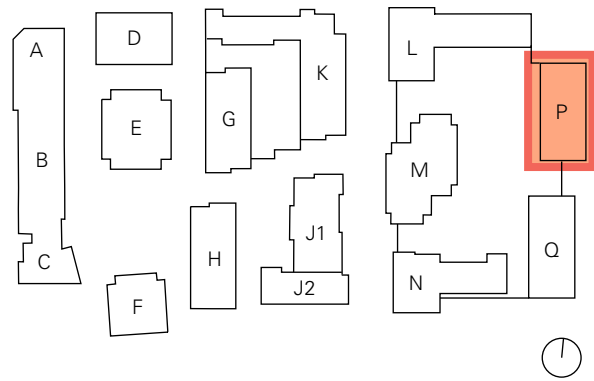
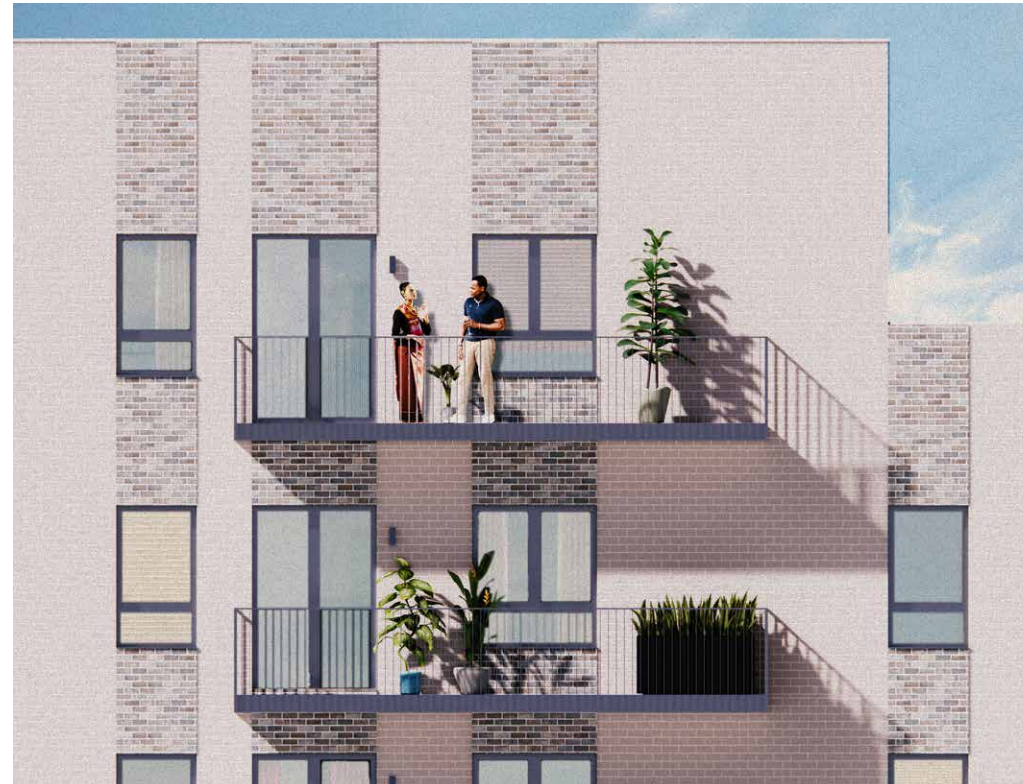


Building H - south elevation



Looking north-west across Discovery Gardens

Building P



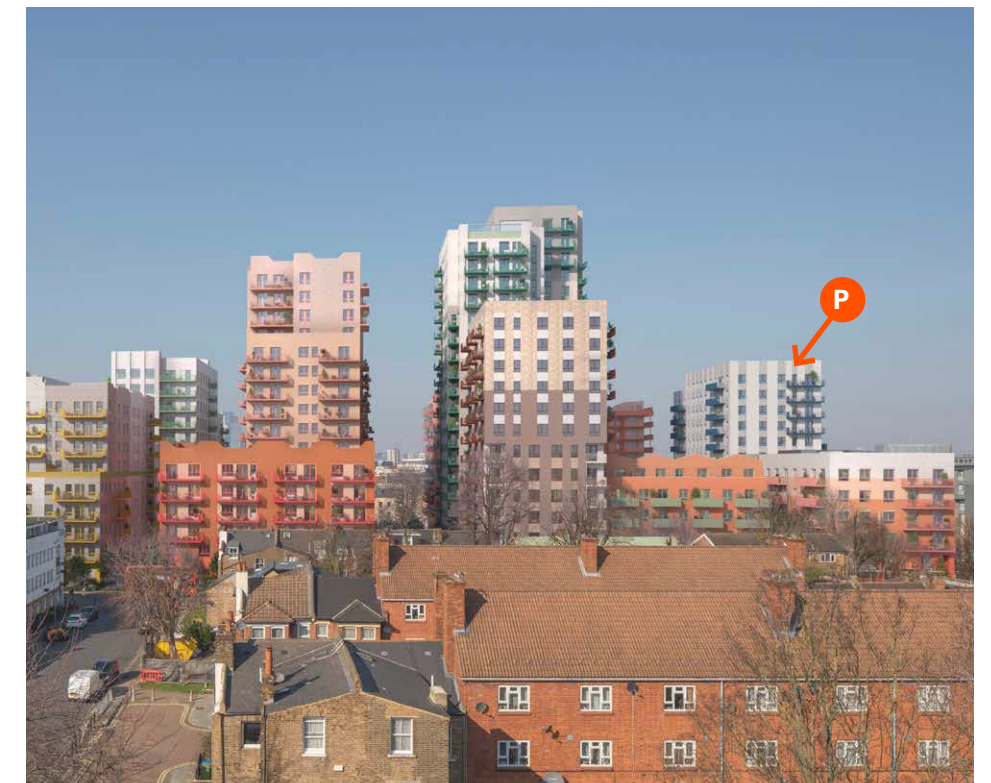
Building P bay elevation



East elevation of Building P

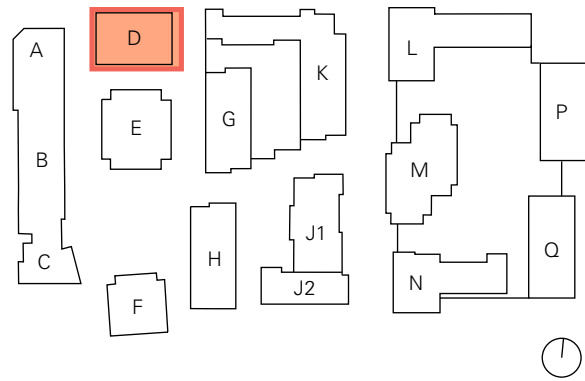


Looking north-west to Building P's entrance off Mckerrell Road

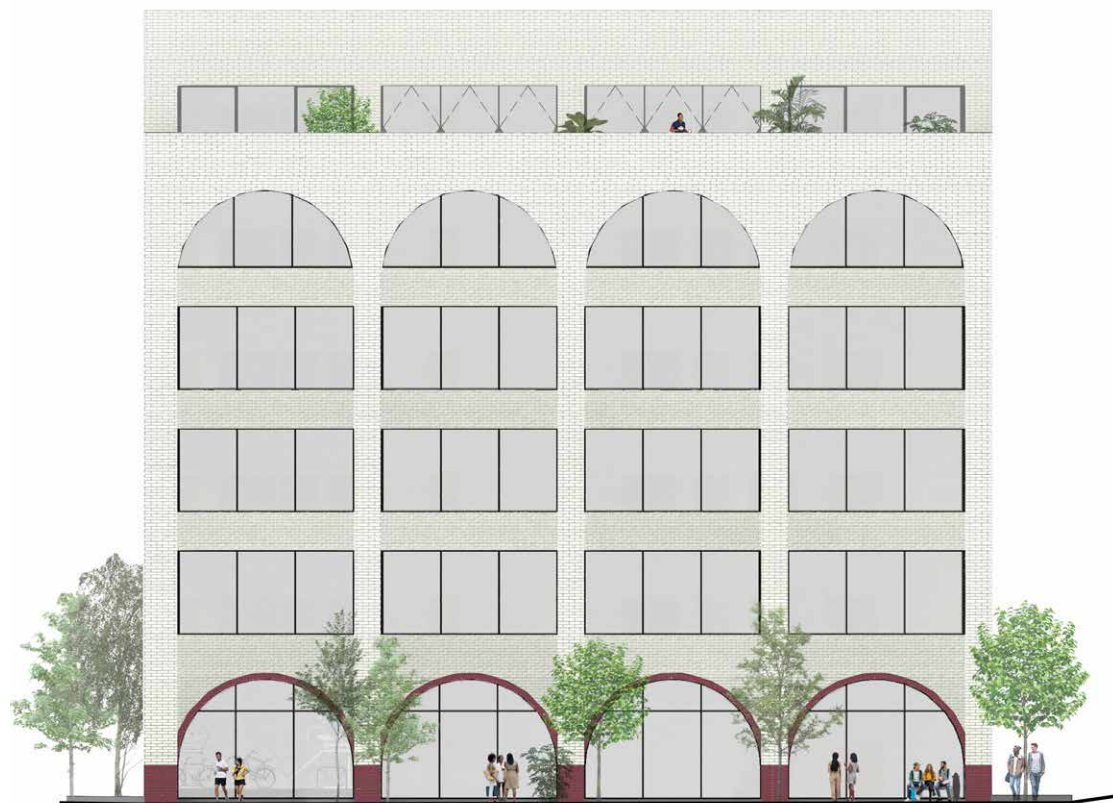


Looking north Peckham Levels (View 31)

Building D



Building D viewed from Peckham Yards



North elevation of Building D



Aerial looking south at Building D

Masterplan



Conclusion & Fly Through

7



dRMM studio London
37 Coate Street
London E2 9AG
+44 (0)20 7803 0777

dRMM studio Berlin
Schlesische Straße 26
Aufgang B
10997 Berlin
Germany

www.drmmstudio.com