

Landscape design pillars - strengthen green infrastructure



Components incorporated to enhance green infrastructure:

- Use of [street trees](#)
- Variety of [planting typologies](#) to give character to spaces in the landscape
- Use of [rain gardens](#) for SUDs
- Soft landscape strategy to aid in [climate change adaptation and resilience](#)
- Richly layered planting to enhance [ecology and biodiversity](#)
- Benefits of [biophilia](#) for residents and visitors; a landscape that promotes health and wellbeing

Green infrastructure typologies

Yards



Green Links



Green Walk



Gardens



Green Streets



Passages



6.3 Landscape strategies

Play typologies

Prescriptive play

Play equipment of varied types and sizes is clustered in key spaces which are designed with specific play uses in mind. These include climbing elements (frames, ropes), swings, slides and bouncing elements (trampolines, springers). Equipment chosen will be of natural materials and offer high play value.

Water play

Interactive water play provides a fun and attractive element of play in the landscape. Jets which respond to movement or disappear and reappear spontaneously encourage interaction and co-operative play, being able to channel or block the path of water offer practical educational play.

Natural / discovery play

Smaller, more informal elements including stepping-stones, logs, balance beams and boulders are integrated into play trails which encourage 'play-on-the-way' experiences in the landscape. All elements are of natural materials and opportunities to re-use site found materials should be encouraged.

Lawn and landform

Lawn areas offer a great deal of flexibility for play for all ages, facilitating ball games, social play, running and other exercise. Landform adds further playability by providing challenge and engaging younger children in imaginative play.

Incidental and educational play

Street furniture and art elements integrated into the landscape offer incidental play value and encourage multi-generational play. These elements may also reveal the sites history and culture to provide an educational component.

Key

-  Prescriptive play
-  Water play
-  Nature / discovery play
-  Lawn play
-  Incidental and educational play
-  Building name



Play typology examples

Prescriptive play



Water play



Nature / discovery play



Lawn and landform play



Incidental play



Tree retention strategy

The diagram to the right illustrates the locations of the 48 existing trees on site which have been surveyed by an arboriculturalist. Seven have been felled due to a recent large storm, for safety reasons. An arboricultural survey has been undertaken of the existing trees in accordance with BS5837:2012 by Ground Control Professional Services in 03/2024. The architectural and landscape masterplan has been developed with close consideration of the existing mature trees which are positioned along Hanover Park and towards the north-east of the site, towards Mckerrell Road.

The trees are a visual and ecological asset to the Proposed Development and provide the landscape with character and maturity from day one, whilst providing visual softening of the new development.

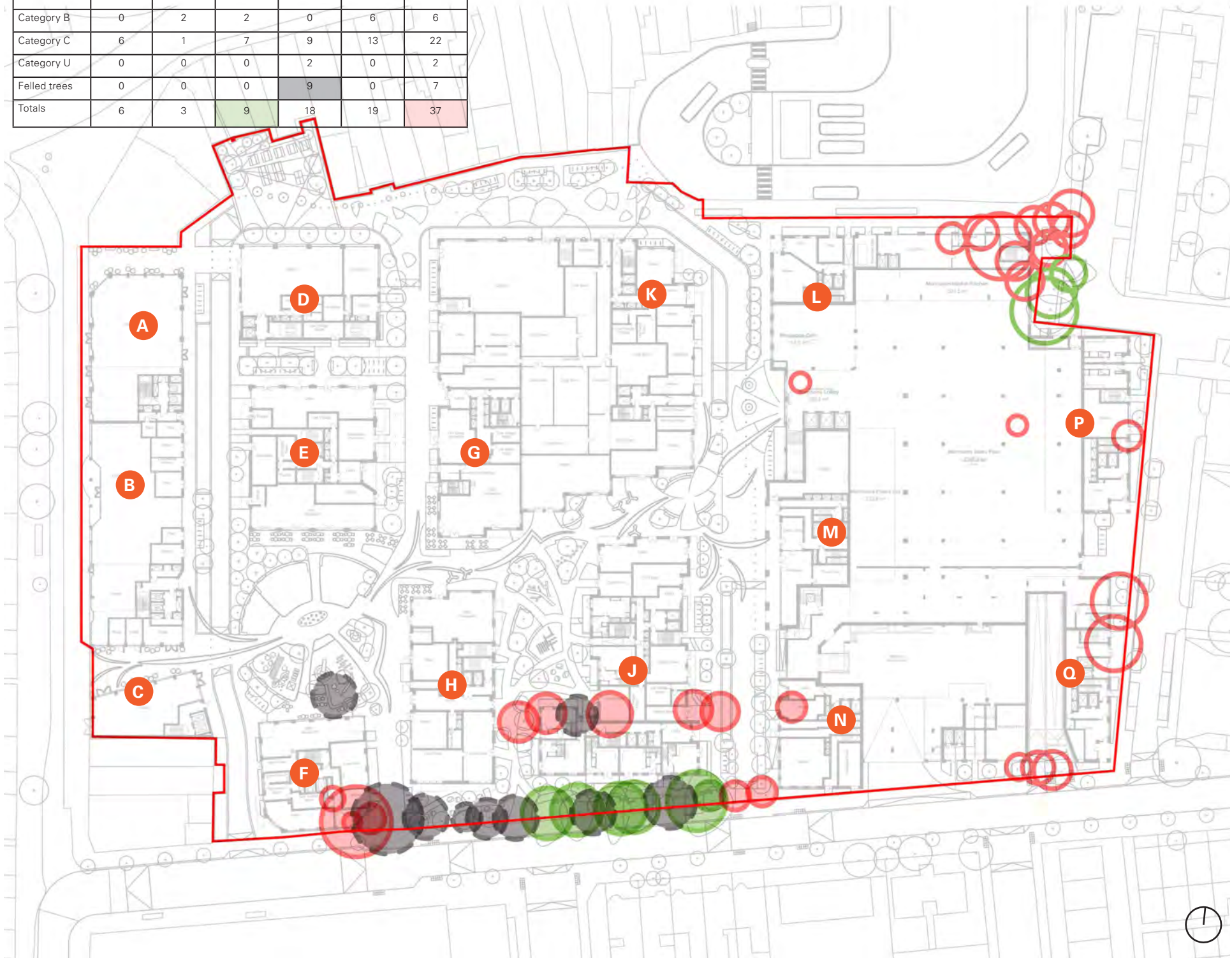
The existing trees to Hanover Park are largely retained where possible as they provide an important buffer to the road and to the residential area to the south. Category ‘U’ trees across the site are being removed and replaced with new tree planting. According to the arboricultural survey, most of the trees on site are category C, with some category B trees to the north and east of the site. There are no category A trees on site. Seven category B trees and 24 category C trees are to be removed and replaced with new trees.

Where trees and groups or parts of groups are to be removed due to space limitations, the aim is to mitigate with planting elsewhere within the site at ground floor, amenity terrace and roof terrace. This will encourage more variety and quality of species increasing diversity and resilience within the Proposed Development. Where trees are retained, measures will be employed to ensure their on-going health and vigour. Refer to ‘Arboricultural Impact Assessment’ report for more information.

Tree protection measures in line with BS5837:2012 will be employed in relation to the existing trees during construction.

- Key
- Site boundary
 - Existing tree without TPO to be retained
 - Existing tree with TPO to be retained
 - Existing tree without TPO to be removed
 - Existing tree with TPO to removed
 - Existing tree felled due to spring 2024 windstorm
 - Building name

	Trees retained			Trees removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	6	6
Category C	6	1	7	9	13	22
Category U	0	0	0	2	0	2
Felled trees	0	0	0	9	0	7
Totals	6	3	9	18	19	37



Trees

The tree strategy will strengthen the masterplan and provide features within each character area, aid wayfinding and provide a legacy for this site and its context.

Structural tree planting is a key feature within the masterplan. The planting will have two different roles. In certain sections of the masterplan it will provide a functional framework, framing views and enhancing key routes. Within other sections of the masterplan, the planting will enhance visual amenity and provide a distinctive identity to the various areas of the site. There will be circa 350 new trees planted within the site (156 on ground floor and 194 smaller, mostly multi-stem trees on the podiums and roof terraces).

The selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of the trees will allow for clear views through the masterplan. The character of the trees will complement the Character Areas and the texture, colour and height will be considered when placing each tree. Consideration of the various constraints of each area of the site have been taken into account in the development of the plant palette. The tree palette has been developed in consideration of the following:

- Appropriateness to place in terms of eventual size, form and vigour
- Aspect and direct sunlight available
- Biodiversity value
- Longevity

The following tree strategy characterises tree mixes that will be used within each character area. Individual tree species are not located on the plan. The exact tree species will be determined through the detailed design of the scheme and we would expect to be the subject of planning condition.

Soil volume for tree planting will be in-line with LBS guidance. Details of such we would also expect to be the subject of planning condition.

Magnolia Grove

- Amelanchier lamarckii
- Magnolia kobus
- Magnolia virginiana
- Magnolia tripetata
- 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 platapoides '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

Building name



Planting

A site-specific approach to planting has been developed which responds to the needs of various character areas and scale of spaces around the Proposed Development. A combination of native and adapted plants are proposed with high durability and low water-demand to soften the surrounding built form. Shade and feature trees define the spaces and provide a green ceiling, shelter and seasonal colour.

Plant species consist predominantly of woodland understory plants at ground floor and Mediterranean plants at roof level to reflect the anticipated light levels. Each of the species mix includes different coloured flower and leaf types to reflect the character and function of the spaces.

The plant species generally include a mix of native and non-native pollinator species that have been selected for their biodiversity benefits. This selection aims to increase the diversity of tree species within the masterplan in order to:

- Support biodiversity
- Create resilient spaces and gardens that will withstand future predicted temperatures and drier conditions
- Create a model for future developments to show an attentive and responsible planting selection best equipped for the future by mixing appropriate drought-tolerant native species with non-native species
- Create a strong identity and atmosphere to each area of the spaces with colours, seasonality and flowering species

Key

-  Aylesham Gardens
-  Rain Gardens
-  Urban Orchard
-  Woodland Planting
-  Garden Walk
-  Residential communal gardens
-  Biodiverse wildflower meadow roof planting
-  Lawn
-  Building name



Lighting

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 using pole mounted fittings in line with highway authority standards.

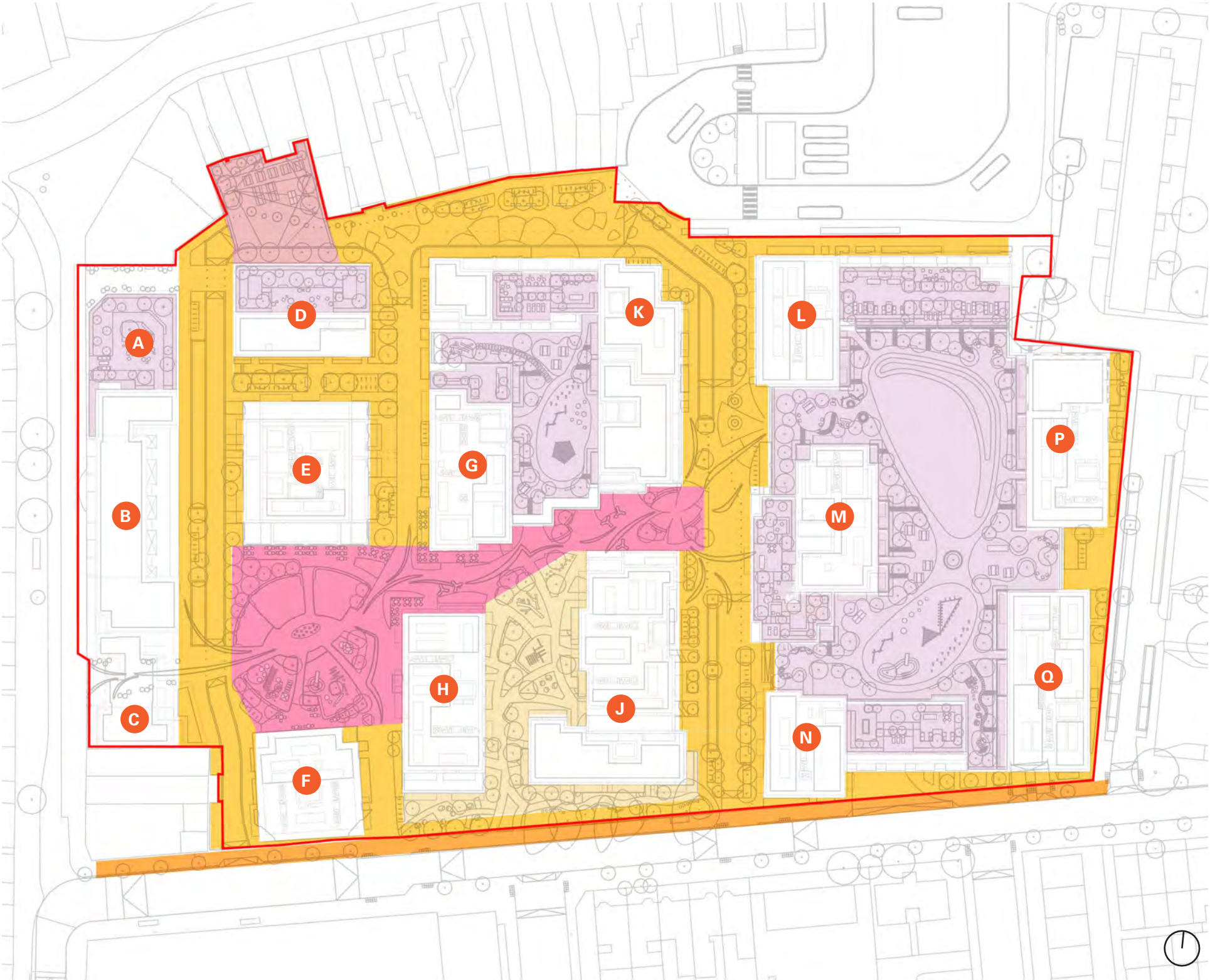
Lighting of pedestrian routes is via a combination of pole mounted fittings, path bollards, and building mounted light fittings where appropriate, ensuring that routes are lit to create a safe environment for effective navigation.

Feature lighting is considered for key elements in the landscape where it will enhance the experience of the space in the hours of darkness, such as through retail spaces and Peckham Yards.

Key

- Functional lighting (to Green Streets)
 - Column lighting
- Functional lighting (to Garden Spaces)
 - Column lighting
 - Bollard path lighting
- Feature lighting (Garden Walk)
 - Tree uplighting
 - Integrated furniture lighting
 - Water feature lighting
 - Projection lighting to pavement
- Feature lighting (Peckham Yards)
 - Tree uplighting
 - Catenary lighting
 - Projection lighting to pavement
- Highways street lighting
 - Column lighting to Highway authority standards
- Communal space lighting
 - Tree uplighting
 - Bollard path lighting
- X

Building name



Urban greening factor (UGF)

Policy G5 from the London Plan defines the following:

Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor 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 development achieves a score of **0.38**. The scheme looks to maximise urban greening across all levels. Across the ground floor, permeable paving covers the majority of the streetscape 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 roofscape of the new buildings, an intensive green and brown roof system will help boost the local ecology, providing habitat which complements the neighbouring woodland.

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

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

Constraints to the UGF are as follows:

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

Key

- Site boundary
- Intensive green roof or vegetation over structure - 150mm
- Standard trees planted in natural soils
- Flower-rich perennial planting
- Standard trees planted in natural soils
- Green wall
- Amenity grassland
- Water features (chlorinated)
- Permeable paving (ground floor)
- Permeable paving (upper levels)
- X Building name



Morrisons



7.1 Existing store site layout

The Aylesham Centre comprises of retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrisons supermarket. The two-storey red brick structure was opened in July 1988. The Morrisons superstore has occupied the site since opening.

The Morrisons is located centrally in the north. An associated shared service yard in the north-west with concrete hard standing is shared between Morrisons and several retail units fronting Rye Lane. A second service yard in the south-west of the site services the southern retail units of Rye Lane.

Associated car parking areas lay to the east and south. In the south-east of the site is a petrol filling station, operated by Morrisons with a kiosk and vehicle washing area. Pockets of landscaping are present in the car parking and around the petrol filling station area.



4,975.7m² Existing store area

Facilities:

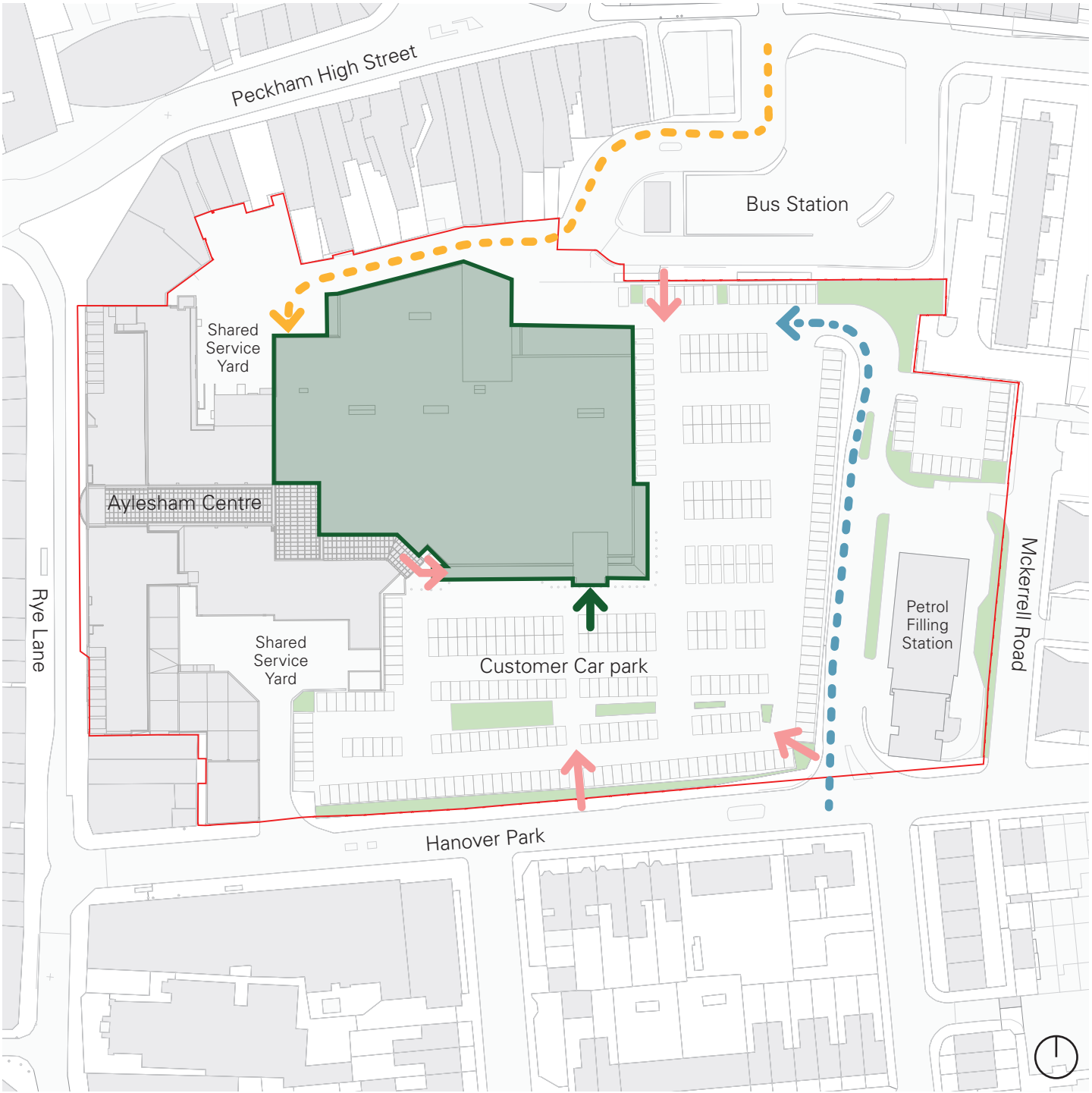
- Pharmacy
- Click and Collect
- Dry cleaning
- ATM
- Coin star machines



- 353 total car parking spaces
21 wheelchair accessible - 6%
Nine family spaces - 3%
Three click and collect spaces
- Car wash facilities
 - Petrol filling station



Three cycle parking spaces are currently provided within the Morrisons customer car park for use by customers and staff

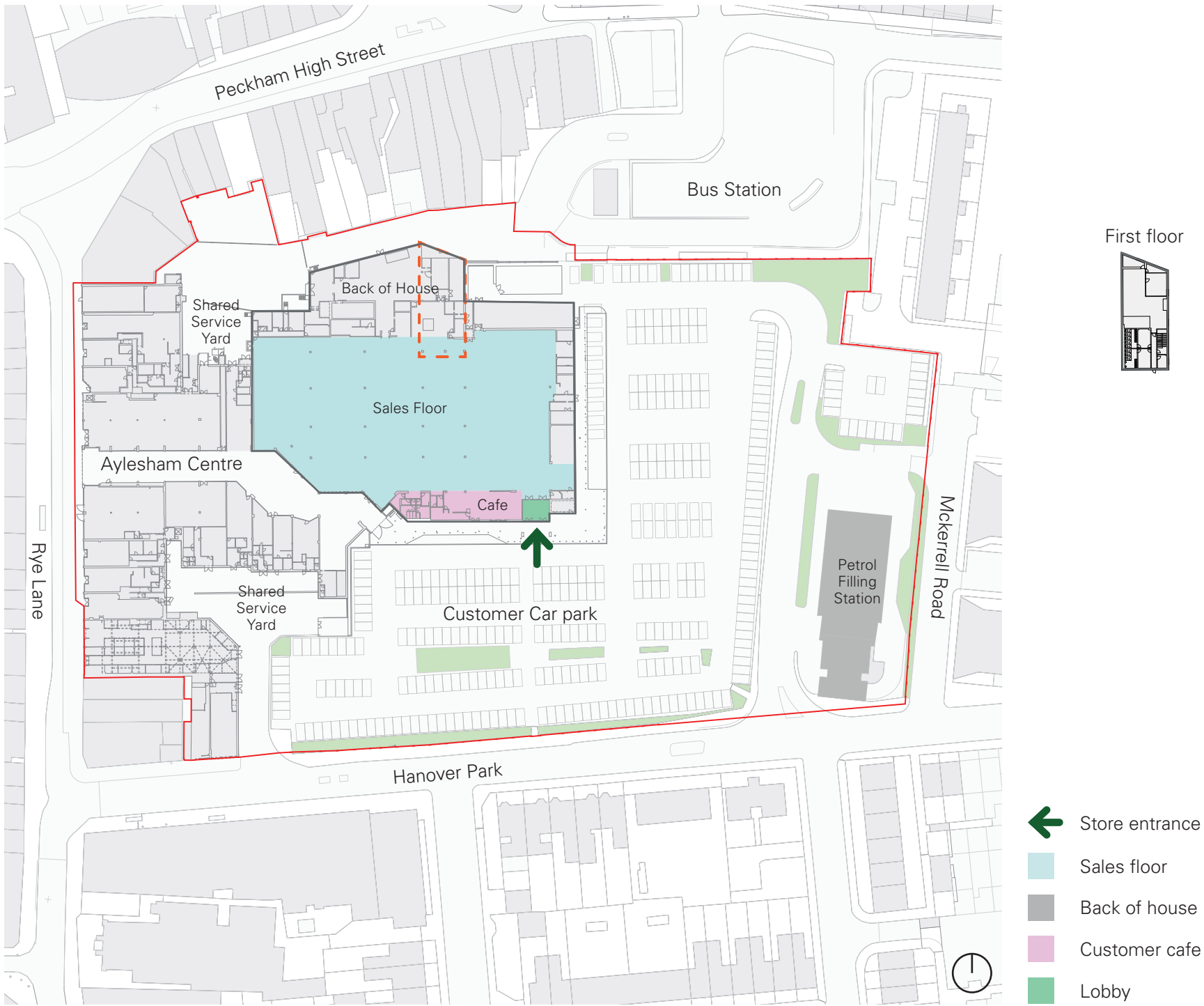


- Store entrance
- Pedestrian routes
- Customer vehicular route
- Store servicing and deliveries

7.2 Existing store layout

Located at the rear of the Aylesham shopping centre, there is limited active frontage for the store. There is no sense of arrival to the store with the entrance not legible from surrounding streets. Pedestrian routes through the customer car park to the south and bus station to the north are not conducive to daily shopping on foot or by cycle, with a lack of clear pedestrian routes.

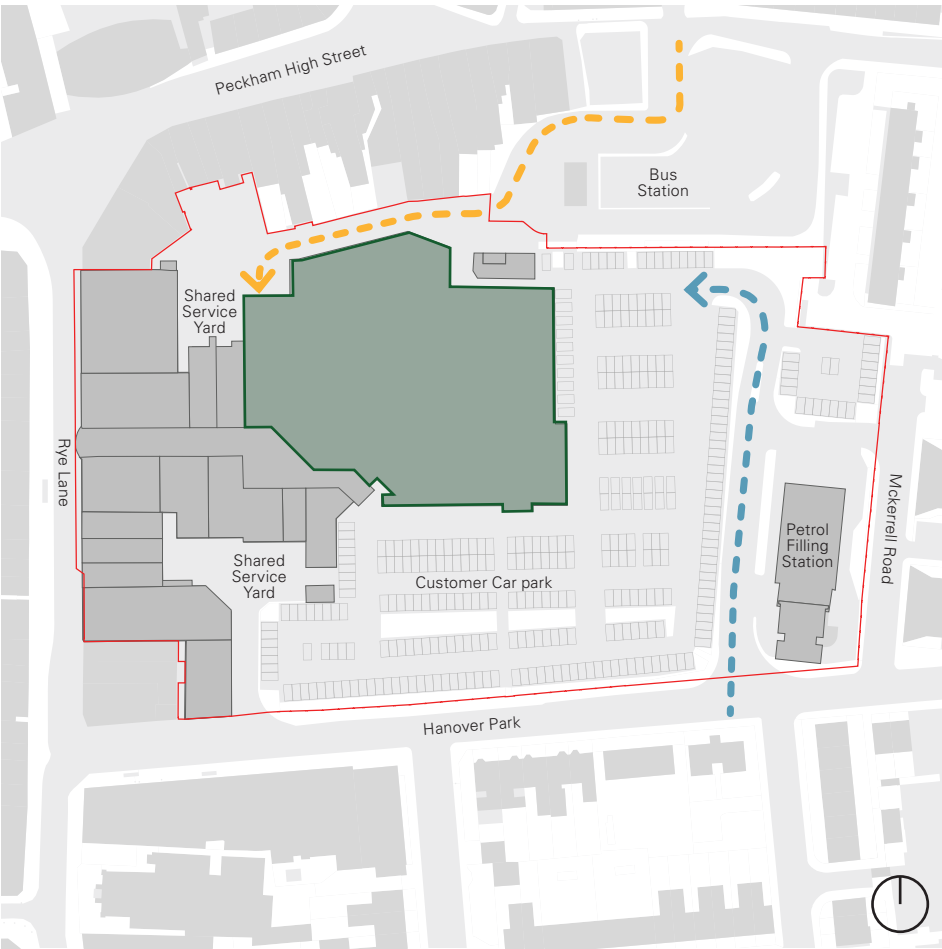
The irregular arrangement of back-of-house spaces results in an inefficient internal layout, which in turn increases the complexity of stock handling and internal goods movement. The shared service yard to the north west of the sales floor is also limited in capacity.



7.3 Morrisons phasing strategy

A phasing strategy has been developed in close collaboration with Morrisons to ensure the existing store can remain operational until the new store is completed.

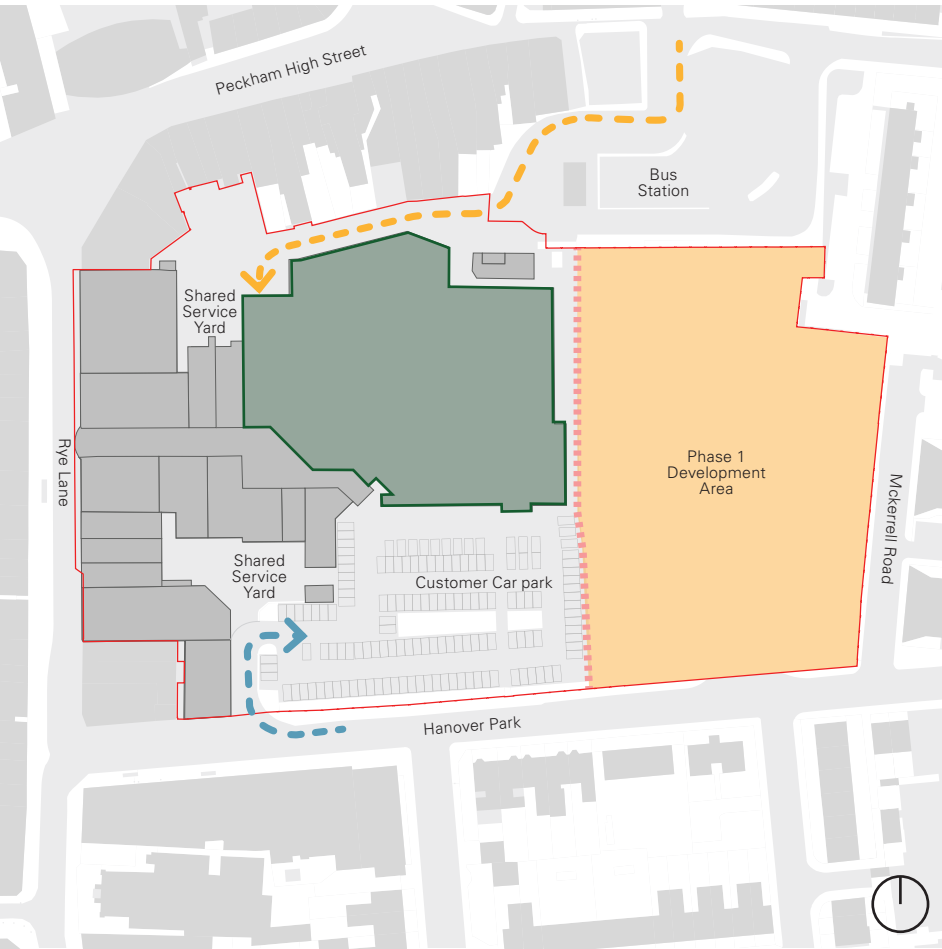
Existing



- Store to the north-west of the site with open car parking to the south and south-east
- Customer vehicular access from Hanover Park

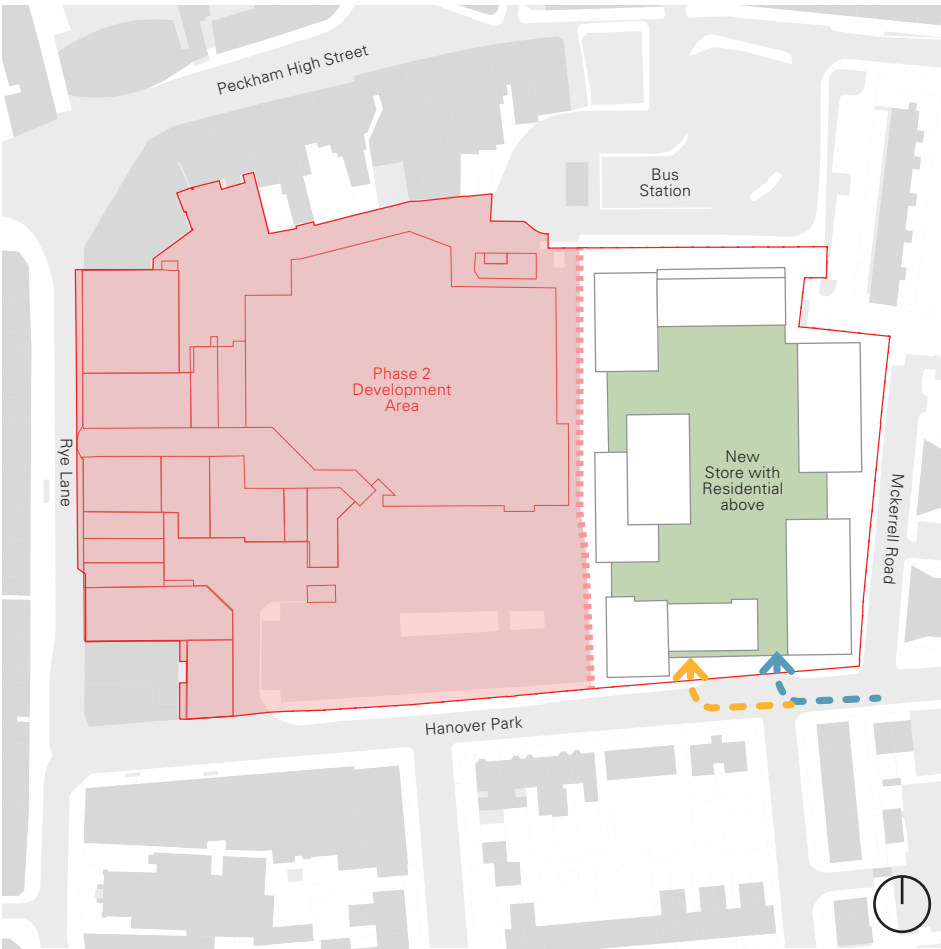
- ← Customer vehicular route
- ← Store servicing and deliveries

Construction of Phase 1



- Existing store remains open
- Some modification to store car park to enable hoarding of Phase 1 construction site
- 140 customer parking spaces retained at grade to south
- Modification to customer car park access to be further west on Hanover Park
- Closure of Petrol Filling Station

New store and residential development



- New Morrisons store with visual connection to Rye Lane
- Basement customer car park with access from Hanover Park
- 140 customer parking spaces
- New service access route and internal service yard with access from Hanover Park
- Residential constructed above store
- West of site cleared for Phase 2 development

7.4 New store facilities

The proposed store will allow for a modern and efficient Morrisons superstore with an integrated servicing strategy, minimising the impact of the deliveries and servicing on the surrounding streets. The requirements for the new store include the large, regular-shaped open plan sales floor area at ground floor level.

Despite the overall reduction of footprint, the net to sales ratio is improved due to efficiencies within the servicing, allowing for an improved retail offer. The redevelopment and relocation of the store within the site not only offers a more visible street presence, but also offers opportunity to improve the facilities and services currently available. Improvements to current and additional facilities not limited to the following:



- 4,436m² New store area
- Facilities:
- New modern store, with footprint efficiencies in servicing and back of house
 - Store entrance accessible from pedestrian first street
 - Store servicing within store footprint, thus reducing noise and disturbance



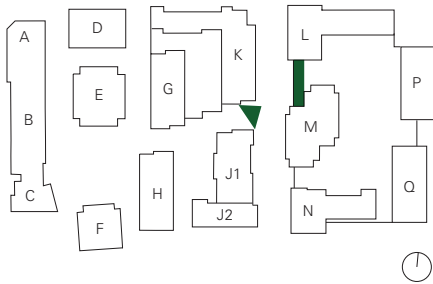
- A foodstore car park, including electric vehicle charging, cycle parking and dedicated provision for wheelchair accessible blue-badge, and family bays
- 140 total car parking spaces
- Eight wheelchair accessible - 6%
- Eight family spaces - 6%
- 20% electric vehicle charging spaces



- Secure staff cycle provision
- Customer and general neighbourhood cycle provision along the Green Link



View of Morrisons customer entrance from Green Link

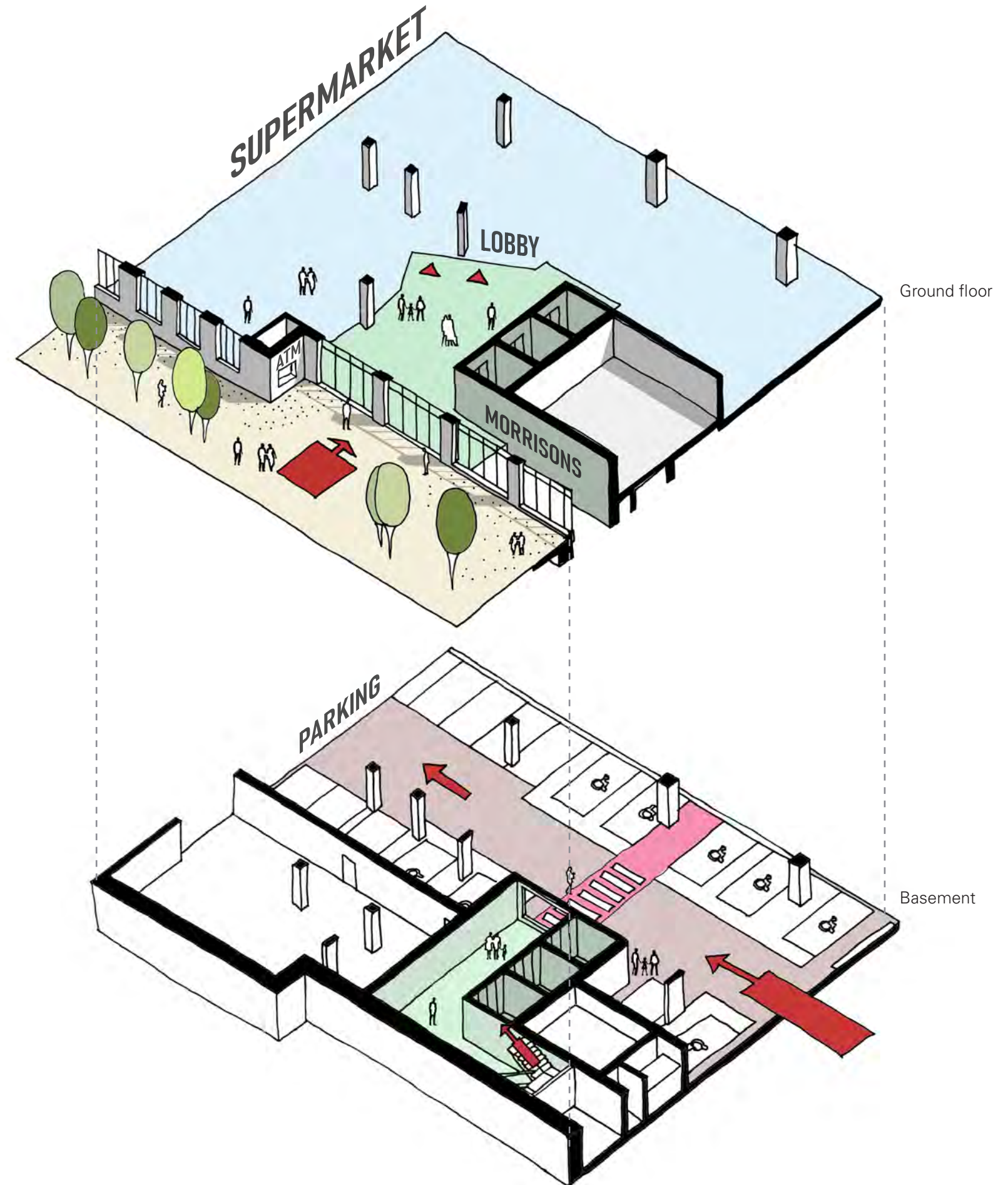


7.5 Customer journey

The new store will offer an improved customer journey with legibility from all modes of transport. Pedestrian access will be primarily from the store lobby entrance on the Green Link. The store entrance will provide a large double height atrium space leading into the sales floor.

Cyclists using the store will benefit from increased short-stay cycle spaces within the public realm on the Green Link.

Vehicle users travelling to the store will have use of the basement car park, accessed from Hanover Park. Clearly marked routes will guide the path through the car parking into the store access lobby where three customer lifts and access stairs are located up to the ground floor.



7.6 New store layout



Buildings *A, B* and C



Buildings A,B and C

Overview:

Buildings A,B and C collectively form a new urban infill building facing Rye Lane to the west and located within the confines of 'Rye Lane Peckham' conservation area. The proposed building occupies parts of the site of the existing Aylesham Centre bounded by the Former Jones & Higgins building to the north, 47-49 Rye Lane to the south and the new development on the east.

Unit mix:

The collection of buildings proposes a mix of one-, two- and three-bedroom homes, collectively offering a mix of shared ownership and market sale.

Dual aspect homes:

In total, these buildings allow for 85% dual aspect homes. All three-bedroom homes and 97% of two-bedroom homes are dual aspect. There are no single aspect north facing homes.

Cores and circulation:

The building is served by two residential cores accessed from the Green Link. An external gallery provides circulation along the eastern facade ensuring ample daylight and natural ventilation along the journey to residents front doors and maximising the number of dual aspect homes. A number of homes enjoy aspect over Aylesham Gardens to the east.

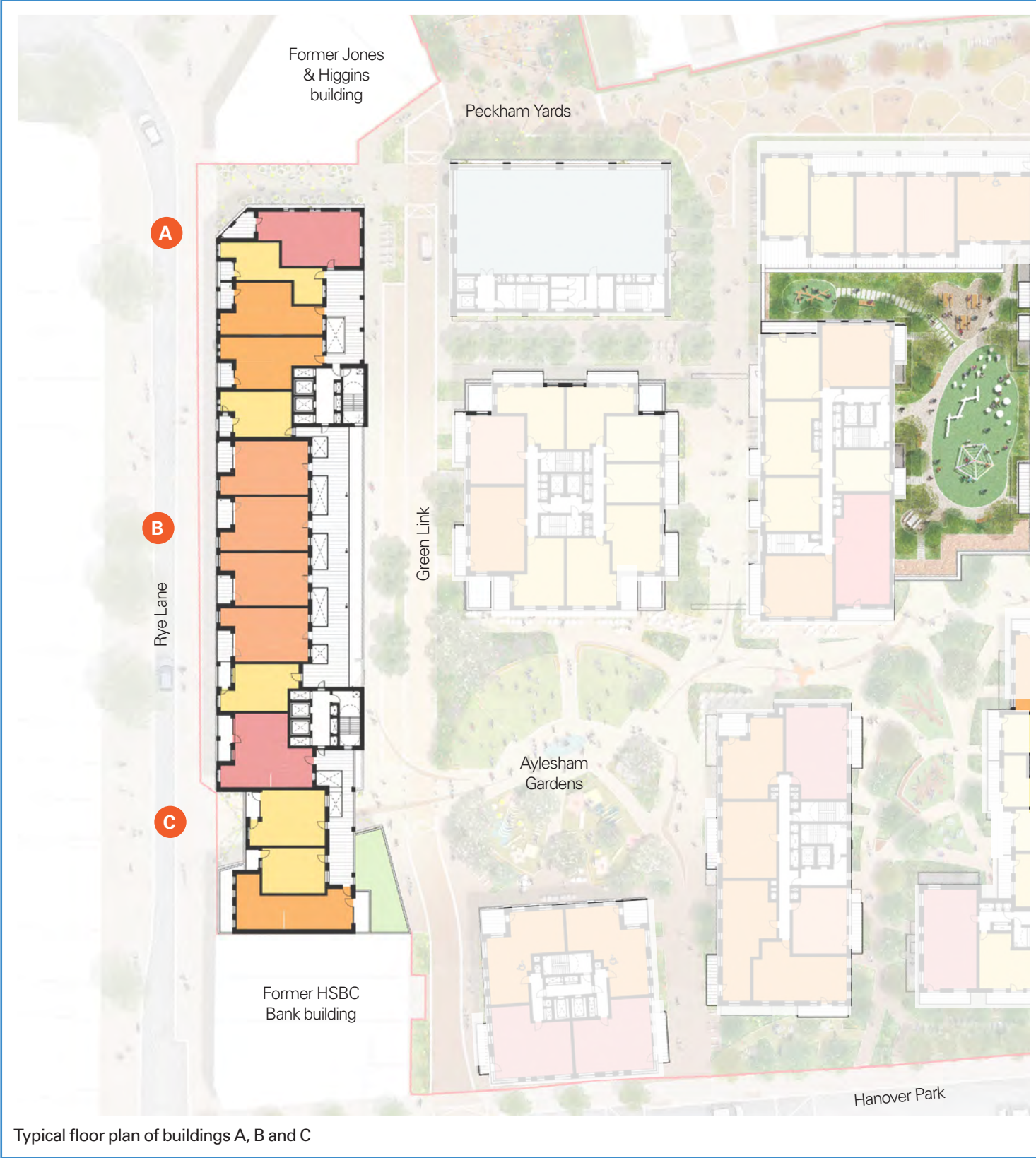
Each core is a fire fighting lift core served by a staircase and two passenger lifts. The lifts are large enough to facilitate easy furniture removal and room for families with children and shopping. The access gallery is set away from the facade to incorporate minimum 1800mm deep light wells to improve privacy and daylight to habitable rooms along the minimum 1500mm wide gallery.

Security:

The scheme will be a managed site-wide with CCTV security. Passive surveillance has been considered with both residential and amenity entrances located on the eastern facade and visible from Aylesham Gardens. All residential entrances will have a double lobby with postboxes within the first set of doors to mitigate tailgating, while lobbies, lifts and cycle store access will be fob accessed.

Private amenity:

Buildings A,B and C enjoy the use of two large shared roof gardens for all residents totalling 500m². These are in addition to each dwelling having access to its own private amenity. The roof gardens are located at levels five and six to ensure good quality outdoor amenity away from the hustle and bustle of Rye Lane. All three-bedroom homes have a minimum of 10m² private balconies or private terraces. All two-bedroom three-person homes have a minimum of 6m² and four person homes have a minimum of 7m² with the remaining 3-4m² offset to the roof gardens. All one-bedroom homes have a minimum of 5m² with the remaining offset to the shared roof gardens. For further detail refer to Chapter 6 'Landscape.' All private amenities meet or exceed the GLA requirement, including minimum balcony depth.



Massing and Scale

The proposed building is four to seven-storeys in height, with flexible retail and commercial at ground floor level and 100% social rent apartments at first floor and above. The massing of the in-fill building has been defined by the following criteria:

Strong retail datum:

Rye Lane is characterised by a thriving retail landscape with a strong ground floor retail presence including arcades, micro units and multi-storey retail. The Rye Lane buildings (A,B and C) build on the existing retail character, continuing the language of the retail datum of Rye Lane and creating a double-height form adjacent to 45-49 Rye Lane.

Parapet height:

During the pre-application process, LBS supported the principle of a continuous parapet height, with the five-story parapet established early on. The detail and articulation of the parapet has been further refined in response to comments from Heritage England. To the north, the massing aligns with the scale of the surrounding buildings at ground-plus-four levels. To the south, it is designed to step down by an additional storey next to 45-49 Rye Lane. This approach ensures that the design remains subservient to the historic building, respecting existing chimneys and roofscape features that contribute to the character of the conservation area.

Roof scape:

Floors six and seven are set back almost two metres from the building line, creating a roofscape and minimising the massing impact of the top two storeys on Rye Lane. To the south, the massing steps down from seven to six storeys over the double-height cut; navigating the change in scale at 47-49 Rye Lane.

Routes through:

A double-height cut-through at ground floor forms a new route into Aylesham Gardens from the south. The cut-through connects the existing retail character along Rye Lane into Aylesham Gardens and acts as an arcade typology, branching from Rye Lane. The massing above the cut-through is stepped back from Rye Lane creating breathing space at the entrance as well as shortening its length. To the north, the massing is chamfered to echo the form of the historic Peckham Picture Playhouse. There is opportunity for front to back retail on ground floor.

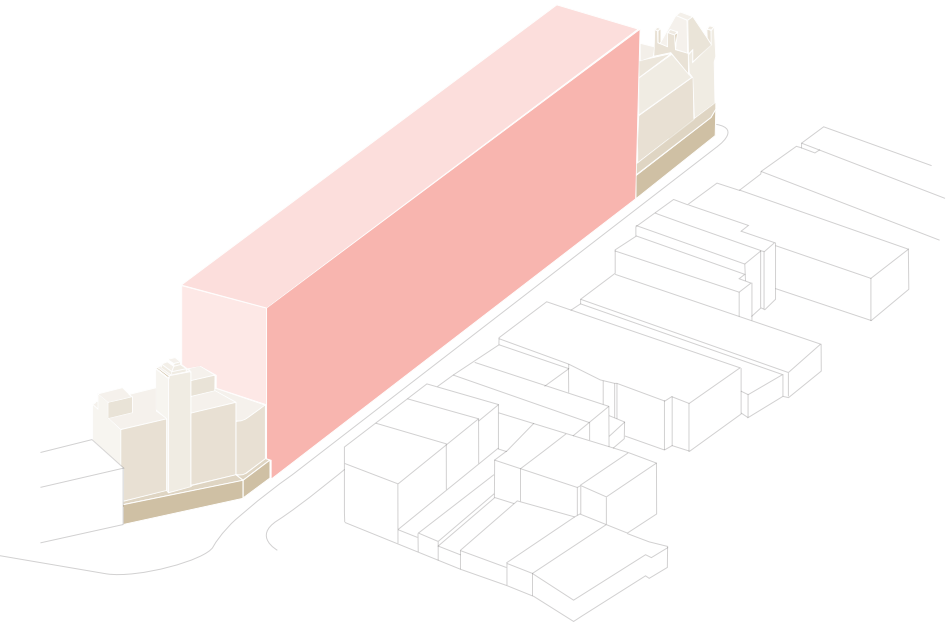
Orientation:

The new infill building is orientated east-west, with the residential apartments accessed via gallery access from Aylesham Gardens on the eastern side. Private residential amenity is located on the west, typically making the most of evening sun.

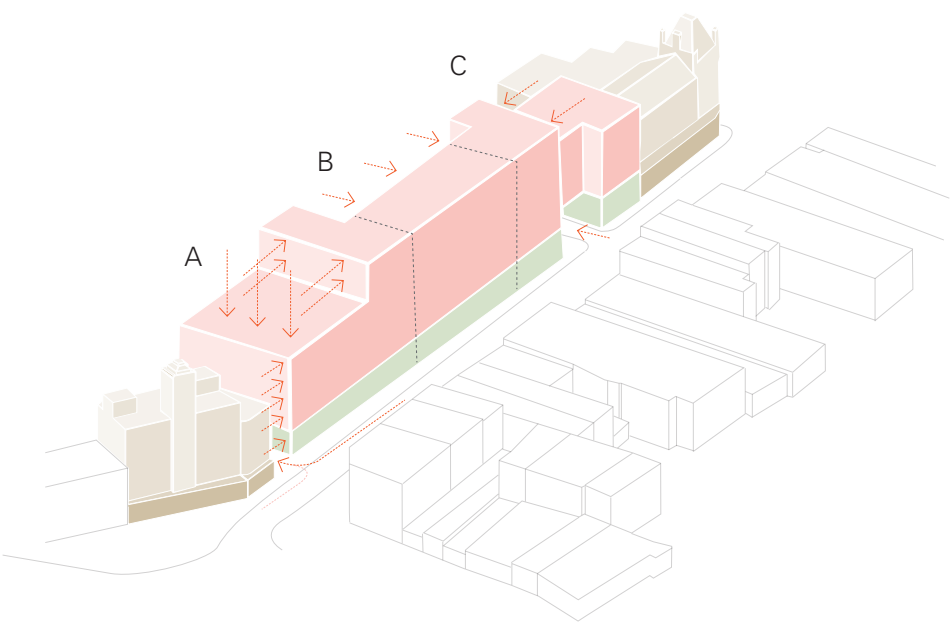
Facade articulation:

The continuous facade has been subdivided vertically to create relief along the elevation and to emulate the character of the town-houses opposite. Inset balconies are incorporated into the apartment layouts to create variation and undulation along the facade. In response to stakeholder comments regarding facade character and articulation, the fenestration pattern and balcony rhythm has been updated.

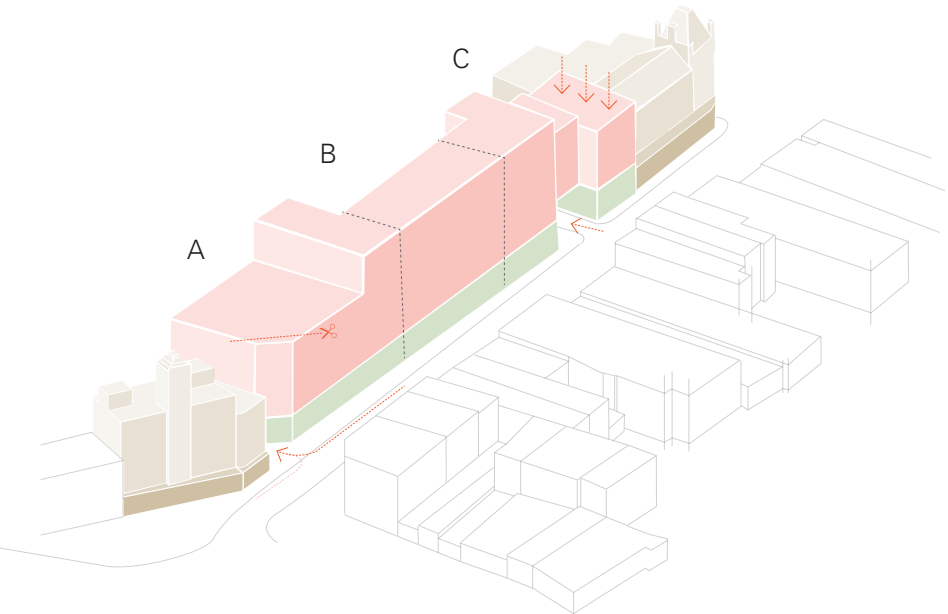
1 Buildable area



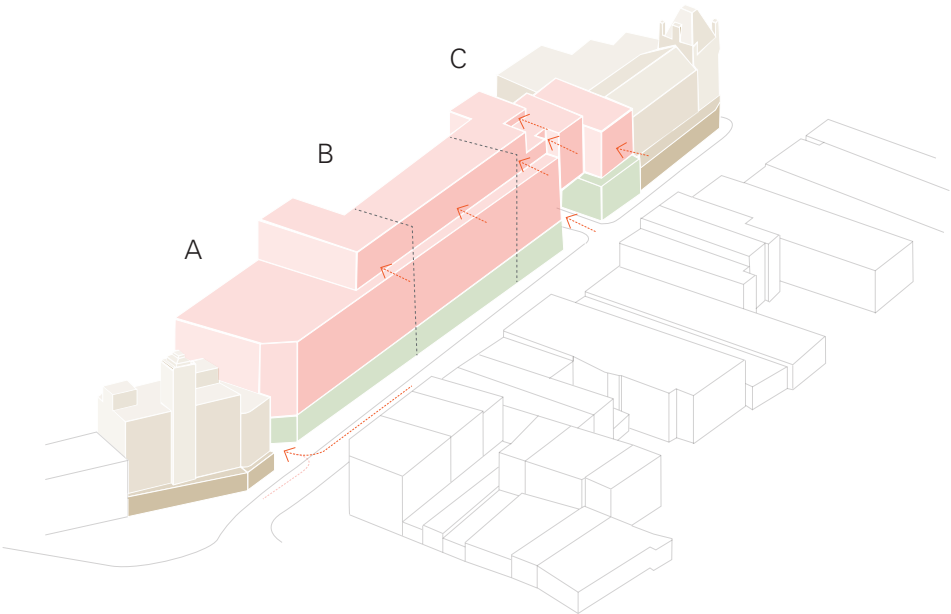
2 Stepping back, lowering and cut through



3 Giving space to the historic former Jones & Higgins and former HSBC Buildings



4 Articulating the mass, stepping back top two floors



Context and response

Existing street

Rye Lane is a bustling and vibrant centre that hosts numerous independent businesses and an eclectic variety of architectural styles. The initial study in image one was completed to visualise the stretch of Rye Lane where Buildings A, B and C will be situated. It was developed as a useful tool to record the character, materiality and forms of the local buildings. Following this exercise prevalent architectural motifs, such as arches and contrasting banding, became apparent. Additionally, a material palette was recorded to guide the design of Buildings A, B and C to help stitch the proposal into the existing context as seamlessly as possible.

Historic context

The Jones & Higgins building is an example of the Venetian Renaissance architectural style that boasts several intricate architectural motifs on the facade that have inspired the design of Buildings A, B and C. The building was designed by local LBS architects Henry Jarvis & Sons and was inspired by the clock tower in St Mark’s Square in Venice. The Jones & Higgins building opened in 1867 as a department store that was considered a key part of the ‘Golden Mile’ of shops in Peckham that formerly rivalled those on Oxford Street.

Image two shows the Jones & Higgins department store on the left and the Peckham Picture Playhouse cinema, which opened in 1911, on the right. Picture three shows the ‘Golden Mile’ of retail shops within the Jones & Higgins store. In image four there is the richly detailed, 19th century Dutch corner building that faces Rye Lane and Hanover Park.

Currently, the ground floor of the Jones & Higgins building is occupied by commercial units. The floors above are unoccupied and in need of restoration. For 35 years the clock displayed the time as 7:35 but it was repaired and cleaned in 2015 to display the correct time. In addition, a planning application to convert the building into a non-residential mixed used scheme, of which part is a proposed night club, was submitted in November 2023. Under the application, the existing building exterior would be repaired, restored and the interior repurposed. Furthermore, no demolition is intended to take place.

In response to commentary of from Historic England and the GLA, the expression of the parapet and the setback has been altered. The design now works to create height and mass that is in-keeping with the area and the context, with its setback accommodating the need to drop in height, without being lowered, to meet its flanking heritage buildings. As such, care has been taken to setback the building in concert with its neighbouring Victorian frontage.



1 Existing Rye Lane character and material study



2 Jones & Higgins and Peckham picture playhouse



3 The Jones & Higgins shopping ‘Golden Mile’



4 45-49 Rye Lane
The Aylesham Centre
Design and Access Statement

Existing character, uses and architecture

The diversity of architectural styles featured in the immediate context includes Venetian Renaissance from the Jones & Higgins building, late 1980s from the existing Aylesham Centre and the richly detailed late 19th century Dutch corner bank building.

A recurring typology along Rye Lane and in particular, opposite the site, is the 19th century residential townhouse above a commercial ground floor. Over the years many of these have been converted to accommodate office spaces above.

This range of architectural styles, typologies and details all contribute to Peckham’s bold and varied character. The proposed design for Buildings A, B and C seeks to celebrate the local architectural character in a contemporary way, harmoniously stitching into the street. The elevation approach has been designed to link the ground floor facade to Jones & Higgins historical facade.

Constraints and opportunities

Prior to designing buildings A, B and C, the conditions of the existing immediate context were studied to identify possible constraints and opportunities for the proposal.

A, B and C are located within the Rye Lane conservation area, therefore great care must be given to their articulation. Additionally, the historic Jones & Higgins building that is considered a local icon within Peckham neighbours building A, and the Dutch corner bank building neighbours building C, and both buildings must be respected and celebrated within the design. Furthermore, due to the buildings proximity to Rye Lane, consideration must be given within the design to provide acoustic separation from the busy street.

The site is very well-connected; directly adjacent to the site is a cycle path and the Hanover Park bus stop, with well connected bus routes, such as the 36, which stops at Paddington station.

Furthermore, the massing and height has been designed to be respectful of the conservation area, with the architectural expression conceived as in-keeping with the design character of Rye Lane and contextual Victorian buildings.



Diagram showing the typologies of the existing buildings on Rye Lane where buildings A, B and C are situated

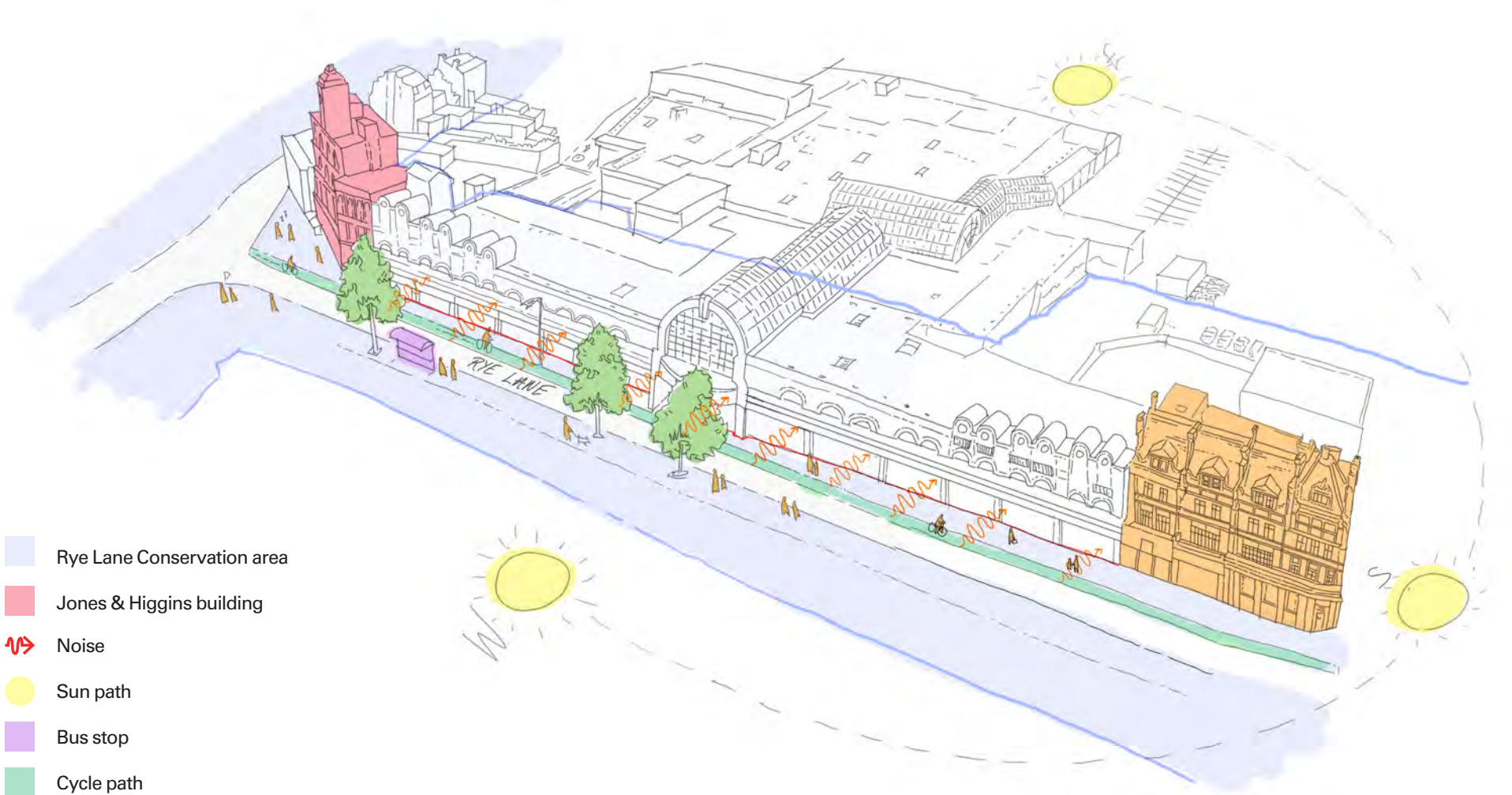


Diagram showing the constraints and opportunities of the existing site of buildings A, B and C



Building A

Dowen Farmer Architects



Overview

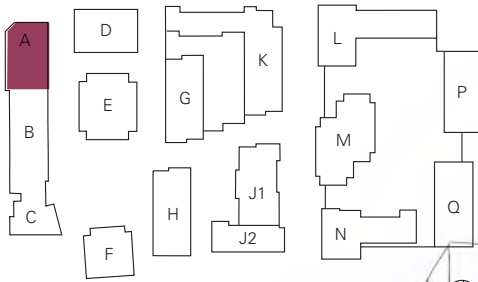
The position of building A at the top north-west corner of the application boundary is critically important for several reasons. Firstly, building A functions as the gateway into the Aylesham masterplan by connecting the existing urban grain of Peckham from Rye Lane into the proposal. Secondly, building A is one of the three buildings within the proposed masterplan that sits within the Rye Lane conservation area. Finally, building A is situated next to the iconic Victorian Jones & Higgins department store originally opened in 1867.

The first design move that contributed to building A's form was to give space to the neighbouring Jones & Higgins building by pulling the building footprint away from it. This move creates a route through which can be enhanced with retail frontages to extend Rye Lane, activate the ground floor and draw people into Peckham Yards. The second move was to ensure the height is appropriate for the context. The primary mass of the building is set at ground + four storeys to match the scale of the surrounding buildings. The final two storeys are then stepped back away from Rye Lane and the Jones & Higgins building. Finally the building was chamfered on the corner to reference the form of the historic Peckham Picture Playhouse. The chamfered edge opens the building, and creates a route through to Rye Lane at street level; to connect the proposal into the existing streets.

Typical layout

The primary core for Building A is accessible by the external gallery from the north and the south and contains two lifts and a stair.

Building A has predominantly dual and triple aspect homes in line with LBS policy, allowing more light into each home and enabling residents to utilise cross-ventilation. In the homes which are single aspect, glazing sizes are generous on the west facade and windows have been placed above entrance doors on the east facade to maximise access to light.



*note the sketch is illustrative and differs slightly from the plan

Layout principles

Ground floor

Ground floor design

The design and articulation of the ground floor was guided by protecting and referencing Peckham’s historic architecture whilst retaining the commercial typology currently on Rye Lane.

The key massing moves of pulling back the building footprint and chamfering the corner provide a unique retail opportunity for a flexible retail, leisure and commercial unit with three active frontages, but also welcome occupiers, and members of the public into the site.

The chamfered massing is further echoed in the design of the shop frontages, which seek inspiration from the historic Jones & Higgins building.

Fundamental to the ground floor layout was the decision to position the residential entrances, circulation cores and back of house spaces along the rear east elevation. This enhances the commercial presence on Rye Lane and provides privacy for the residents.

Existing Rye Lane commercial units - The Aylesham Centre



Jones & Higgins ‘Golden Mile’ shops

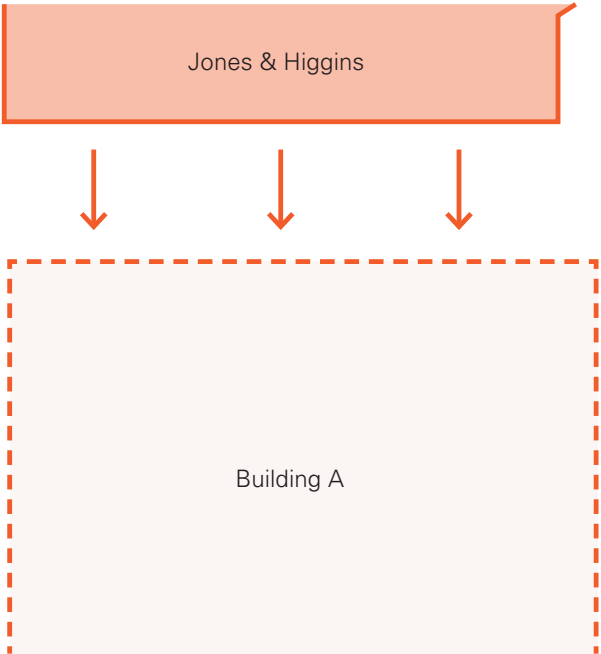
Morris+Company Camden Hotel



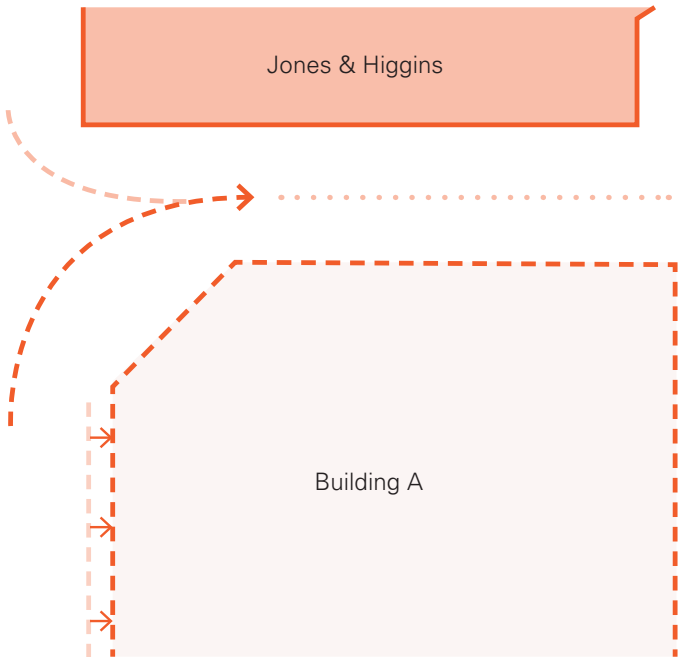
Commercial uses

The design of the commercial ground floor for building A is a contemporary interpretation of the Jones & Higgins shop front bays that spanned the ‘Golden Mile’ historic commercial centre. The bold pinks and greens will be utilised to emulate the vibrancy of Peckham with commercial bays chamfering inwards creating a distinct threshold with which to activate the street frontage. [The design has been drawn as one open space in plan to provide a unique opportunity to have a flexible retail, leisure and or commercial unit with three active frontages. The plan was designed so it can be converted and divided in future optimising the units’ potential and future adaptation.]

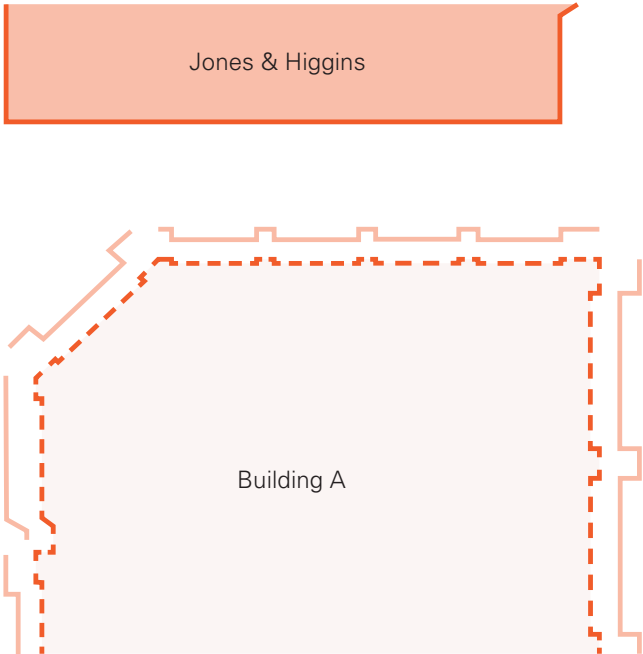
1 Giving the Jones & Higgins building space



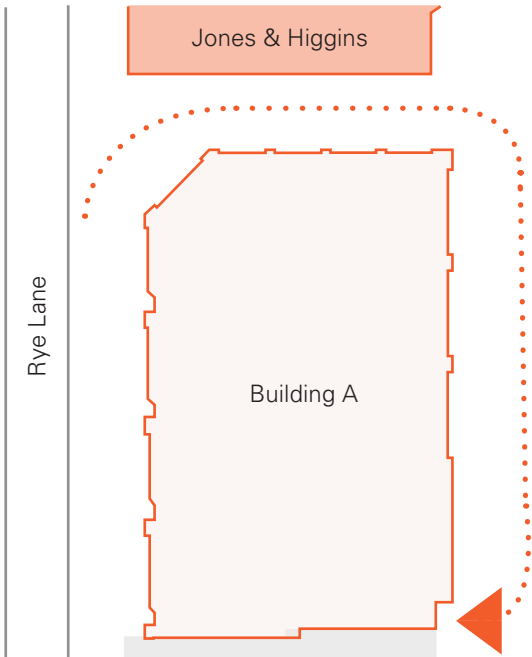
2 Opening the building and cut through to Rye Lane



3 Articulating the shop fronts to follow the Jones & Higgins historic department store bays



4 Residential entrance location

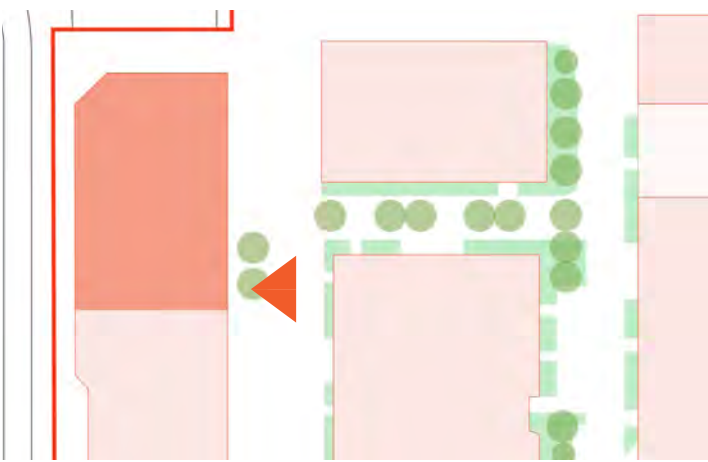


Layout principles

Residential entrance and arrival

There is one residential entrance in building A; situated on the eastern facade and accessible via Aylesham Gardens, and the northern cut through from Rye Lane. The decision to locate the entrance on the eastern facade was made to prioritise retail on the high street, avoid residents having to access their homes directly from Rye Lane, enhancing privacy and security. The location and access to the residential entrance is naturally surveyed due to the outlook from buildings D and E. The cut through to the north of Building A will be populated with flexible, retail, leisure and commercial units that will require security cameras and on-street lighting.

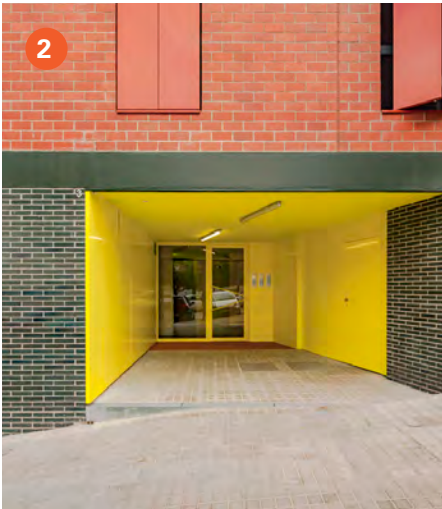
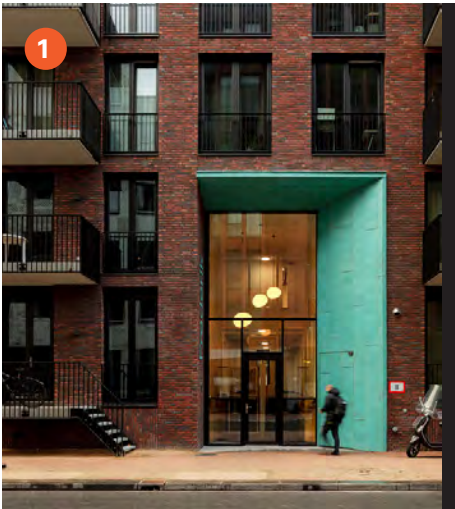
The rear facades of the Rye Lane buildings draw on the creativity of Peckham through the use of colour and artwork. In keeping with this approach, the residential entrance is highlighted in bright pink. In order to assist residents to the entrance, painted routes in the landscaping have been suggested as well as contemporary signage to mark the threshold.



Building A residential entrance view location

Precedents

- 1 S-West Complex - Orange Architects
- 2 Residential apartment entrance - Franc Fernández Architect
- 3 KNSM-Eiland Residential Building - Kollhoff Architects



Building A residential entrance textured elevation

Elevation approach

The design of the Rye Lane elevations seeks to marry the scale and diversity of the existing context whilst taking a contemporary reinterpretation of the former ‘Golden Mile’ of Jones and Higgins shop fronts that faced Rye Lane. In addition, the treatment of the elevation was inspired by the frequent Peckham typology of having a modest townhouse above a retail ground floor.

Initially, the elevation was 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. Secondly, the elevation was divided into five bays to match the scale of frontages currently on the street opposite and the materiality of the bays was selected using the colour palette sampled from Rye Lane.

The ground floor was designed to celebrate the site history by using the iconic green and pink Jones & Higgins’ department store colours and introducing chamfers to the shop frontages. The piers separating the commercial units continue up the facade to break down the mass.

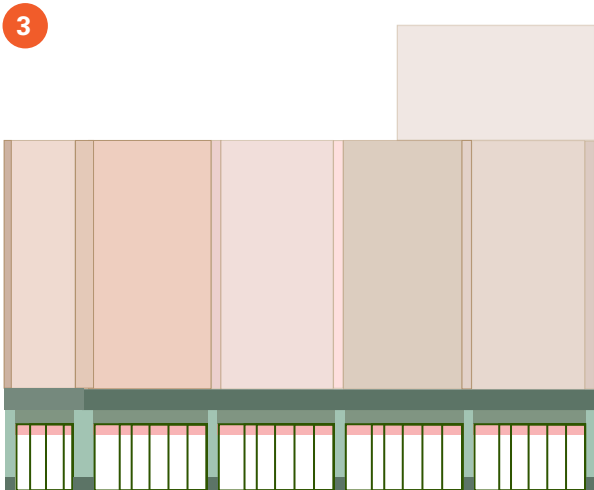
Areas for inset balconies were strategically placed on the facade to avoid overlooking and enhance privacy. The windows are arranged in pairs with the pairs on upper floors separating to echo the hierarchical proportions of the windows of the neighbouring Jones & Higgins building. Brick piers were added in front of the balconies to increase the privacy and usability of the spaces for residents, whilst achieving a balanced rhythm across the facade.

To celebrate the existing and historic Peckham context, architectural details such as inset panels around windows, arches on the chamfer and colourful metalwork were added to introduce character echoing the diverse and eclectic nature of Rye Lane.

**note that the composition principles of the below parti diagrams are illustrative only*



Storey outline massing



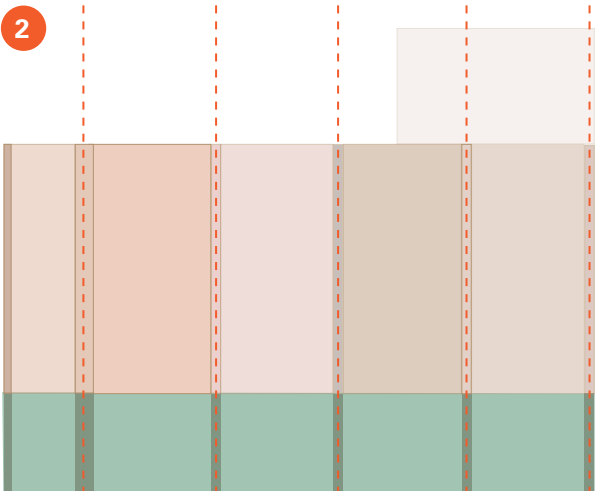
Ground floor referring to the historic Jones & Higgins high street



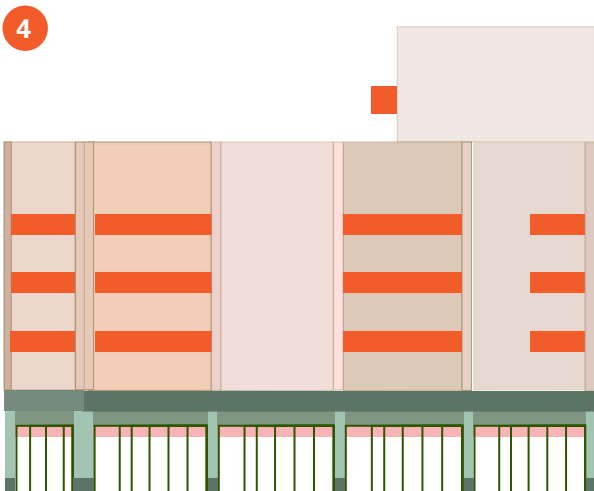
Openings following historic precedent



Colourful metalwork to tie the ground and upper levels together



Split into bays to emulate Rye Lane scale



Private amenity location



Piers to give privacy and a sense of enclosure to amenity



Motifs echoing Rye Lane

Elevation approach

Rye Lane elevation bay study and material palette

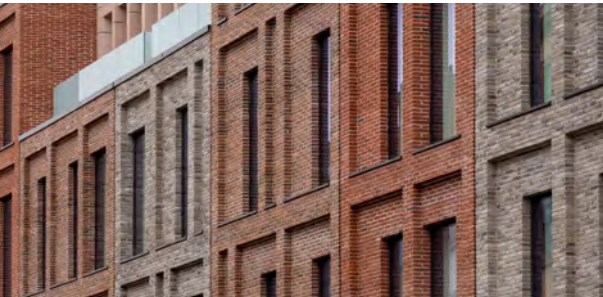
The proposed colours of the ground floor were sampled from the Jones & Higgins former shop front bays. Shop frontages are set within a green glazed brick, the proportions of which ground the building. The curtain walling of the glazed shop frontages is then subdivided to accommodate pink and green horizontal bands of metalwork inspired by the historic Jones & Higgins frontages. This is applied to the ground levels of buildings A, B and C. Commercial signage can be accommodated in the green band.

For the upper floors, brick colours were chosen using colour samples from existing Rye Lane buildings and applied to give each bay an individual character similar to the surrounding context. Additionally, brick colours were selected to be modest, with the bricks used for the top two storeys being the lightest to help the building fade as the eye moves upwards reducing the visual impact. The metalwork also follows this strategy with colours going from a bold to a lighter gradient. The balconies were selected to be clad in pink and green metal to follow the ground floor and make the overall scheme more playful and cohesive.

The team sought out precedents that successfully break down the facade into distinct bays. Buildings that articulate fenestration in simple yet playful ways were also key to the design process. Furthermore, precedents using fun and bold ground floors were studied to help the Proposed Development achieve an active street frontage that connects to Peckham’s artistic roots.



Jane Street - Chipperfield



Lower Marsh building bays by Kyson Architects



The Jazz Yard ground floor by Bell Phillips



Inset arch panel example



Light red brick
Light grey mortar



Dark red brick
Light grey mortar



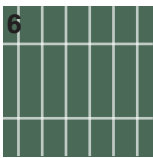
Light brown brick
Light grey mortar



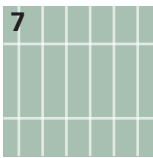
Light brick
Light grey mortar



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

*note this visual is illustrative only

Elevation approach

East elevation bay study and material palette

The Rye Lane buildings have two clear sides to them; a more formal commercial frontage facing Rye Lane, and a more private frontage facing the rest of the masterplan. The facade design leans into this duality and the team took the opportunity to follow a more playful approach on the east facade.

The blank facade of the circulation core provides a unique opportunity to be used as a canvas for local artwork. The artwork shown in the image to the right is indicative only. Although more playful, the eastern facade follows a similar material palette to the western facade for a cohesive design.

Due to gallery access being used on the east elevation facing Aylesham Gardens, precedents with gallery access and 'streets in the sky' were studied. The examples below in images one and two celebrate the delicate nature of the structural columns needed for gallery access whilst injecting some fun into the schemes.



1 Tustin Estate by dRMM



2 Nightingale Evergreen by Clare Cousins



Light red brick
Light grey
mortar



Dark red brick
Light grey
mortar



Light brown
brick

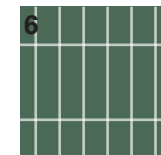
Light grey
mortar



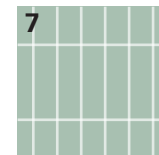
Light brick
Light grey
mortar



Metal rain
screen
cladding
colour varies



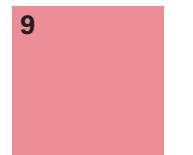
Dark green
glazed brick in
vertical stack
bond



Light green
glazed brick in
vertical stack
bond



Metal panel
window
frames



Solid glass
panel

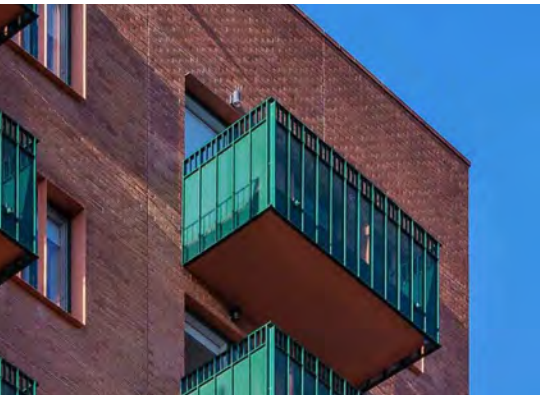
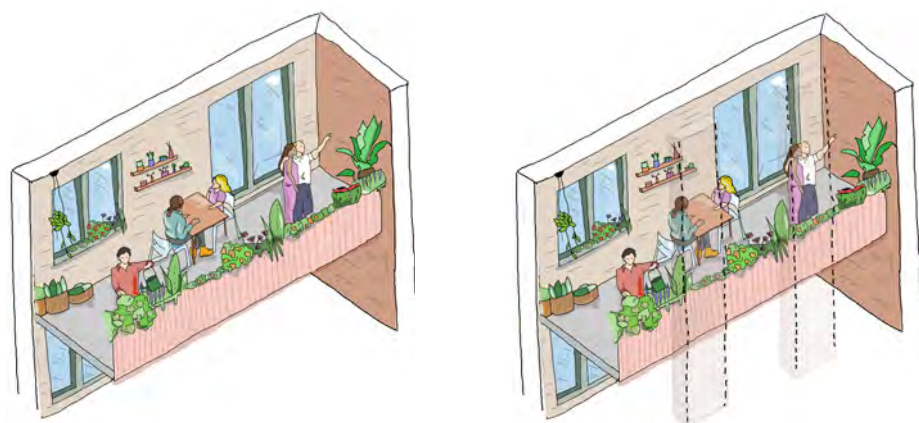
*note this visual is illustrative only

The Aylesham Centre
Design and Access Statement

Private amenity

All homes are provided with high quality private amenity spaces that have been designed in line with LBS policy. Owing to building A's proximity to Rye Lane, inset balconies are proposed to provide visual and acoustic privacy. Furthermore, to increase the usability and private quality of the inset balconies, brick piers have been articulated to help the spaces feel more enclosed and sheltered from street level.

The balconies are proposed to be articulated with green and pink metalwork to reference the former Jones & Higgins shopping bays and tie in with the ground floor design. The colourful metal further ties buildings A, B and C together whilst making the proposal more playful and varied, in keeping with the surrounding area.



The Jazz Yard by Bell Phillips



Building A sketch showing private amenity including balconies and the communal roof terrace

*note this visual is illustrative only

Street view from Peckham High Street



*note this visual is illustrative only



Building B

Feix&Merlin



Overview

The Rye Lane buildings are located on the north-west side of the proposed Aylesham masterplan.

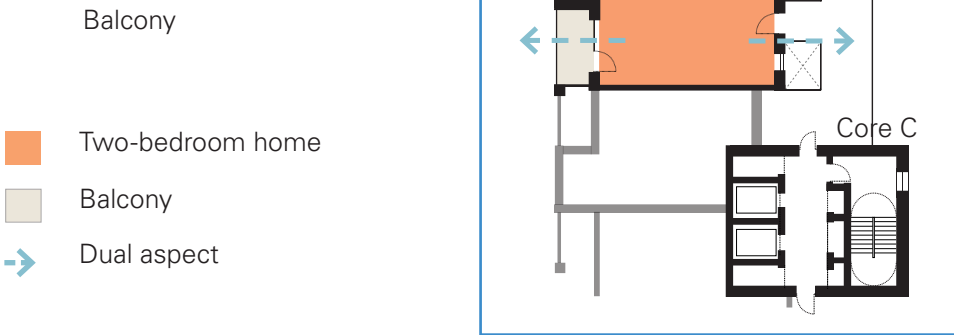
Feix&Merlin Architects are developing the central building (B), flanked by building (A) to the north by Dowen Farmer Architects and building (C) to the south by Jas Bhalla Works.

Building B's footprint sits central to the building where the existing internal walkway through the Aylesham Centre to Morrisons is currently located. The facade line of buildings A, B and C, sits in alignment with the former Jones & Higgins Clock Tower to the north, and 47-49 Rye Lane to the south.

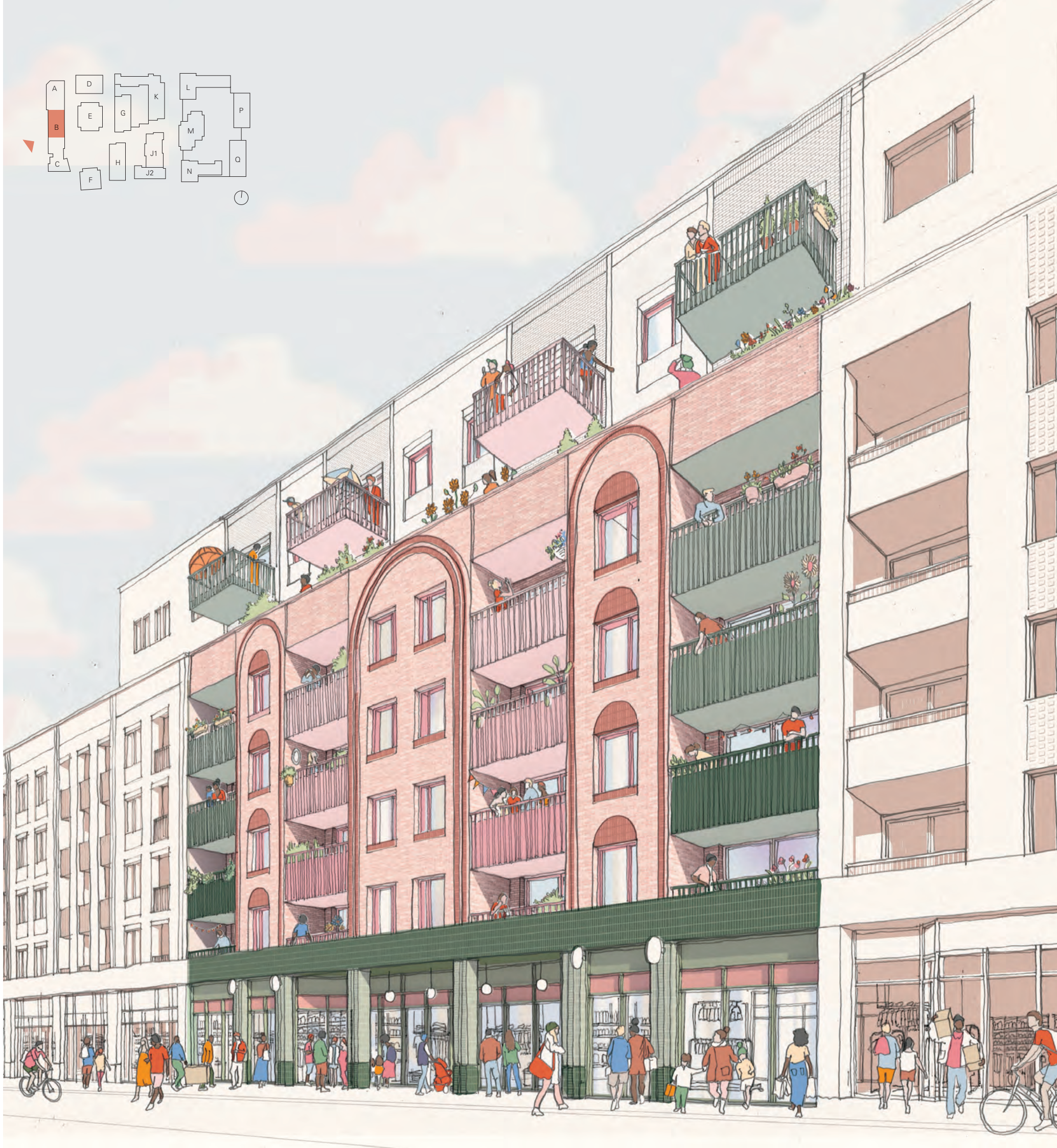
Typical layout

The cores for building B are positioned in building A (north) and C (south).

100% of homes in building B are dual aspect. Gallery access takes you to the apartment entrance door, and two generous window openings to the bedrooms located on the eastern wall. On the west, there is a large double door to the inset balcony and a generous window to the kitchen, bringing in daylight to the living spaces.



Rye Lane building - Building B



Architectural approach

The architectural approach of Building B is expressed by the horizontal subdivision of the massing into three layers.

The ground floor is defined by a single-storey commercial space unifying buildings A, B and C as a contemporary interpretation of the Jones & Higgins department store. This frontage features columns, coloured panels and insets. The main entrance is marked by a central deep recess creating a prominent entrance.

The facade above ground floor follows a vertical rhythm which is expressed in the use of insets, colours and materials. The brickwork arched motif in elevation is inspired by the existing context.

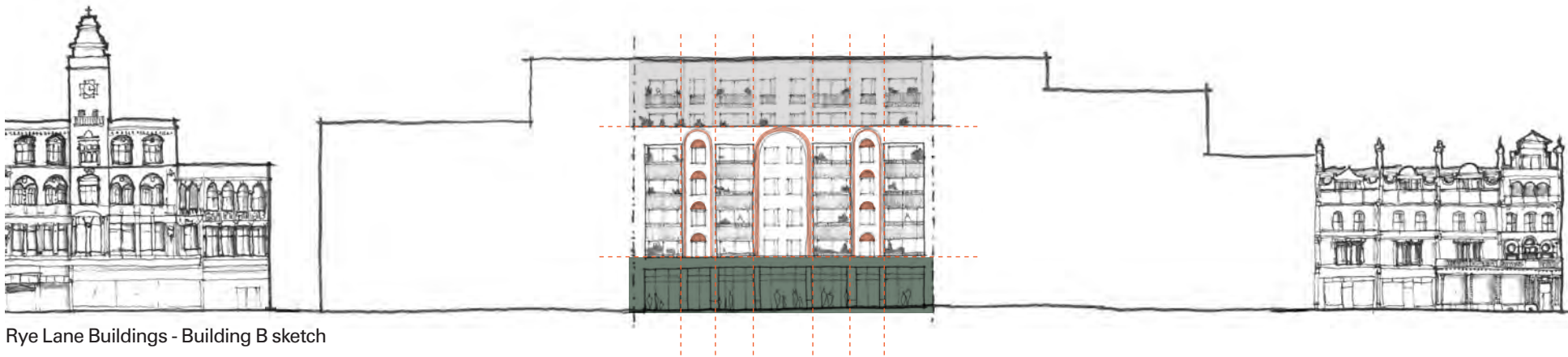
The top two storeys are set back from the front elevation. The brickwork and mortar colour help lighten the massing whilst giving it rhythm and character (please refer to the elevation section).

The roof level has a 1.1m parapet wall above the green roof. The roof level will be occupied predominantly by PV panels above the green roof, which will not be visible from the street.

Moreover, the design has been refined to ensure that its height and mass is in-keeping with the area and the context. As such, its setback accommodates the need for decreasing height to meet flanking heritage buildings. Care has been taken to setback the building in concert with its neighbouring Victorian frontage.



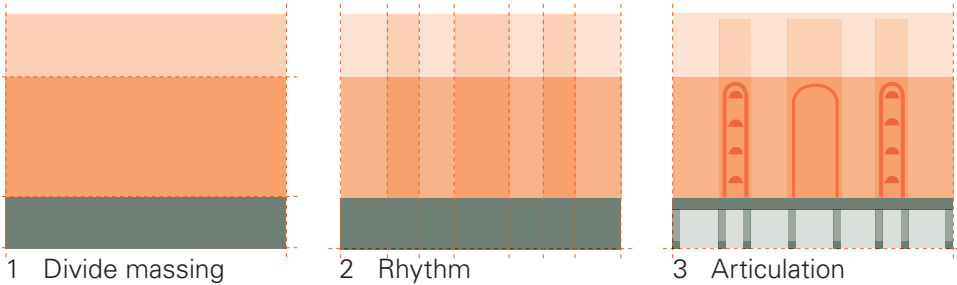
The Aylesham Centre - existing elevation (NTS)



Rye Lane Buildings - Building B sketch



Rye Lane Buildings - west elevation



Entrance and arrival

Ground floor

Entrance principles

The residential entrances to building B are located in cores A and C. Please refer to the chapters by Downen Farmer Architects and Jas Bhalla Works on this topic.

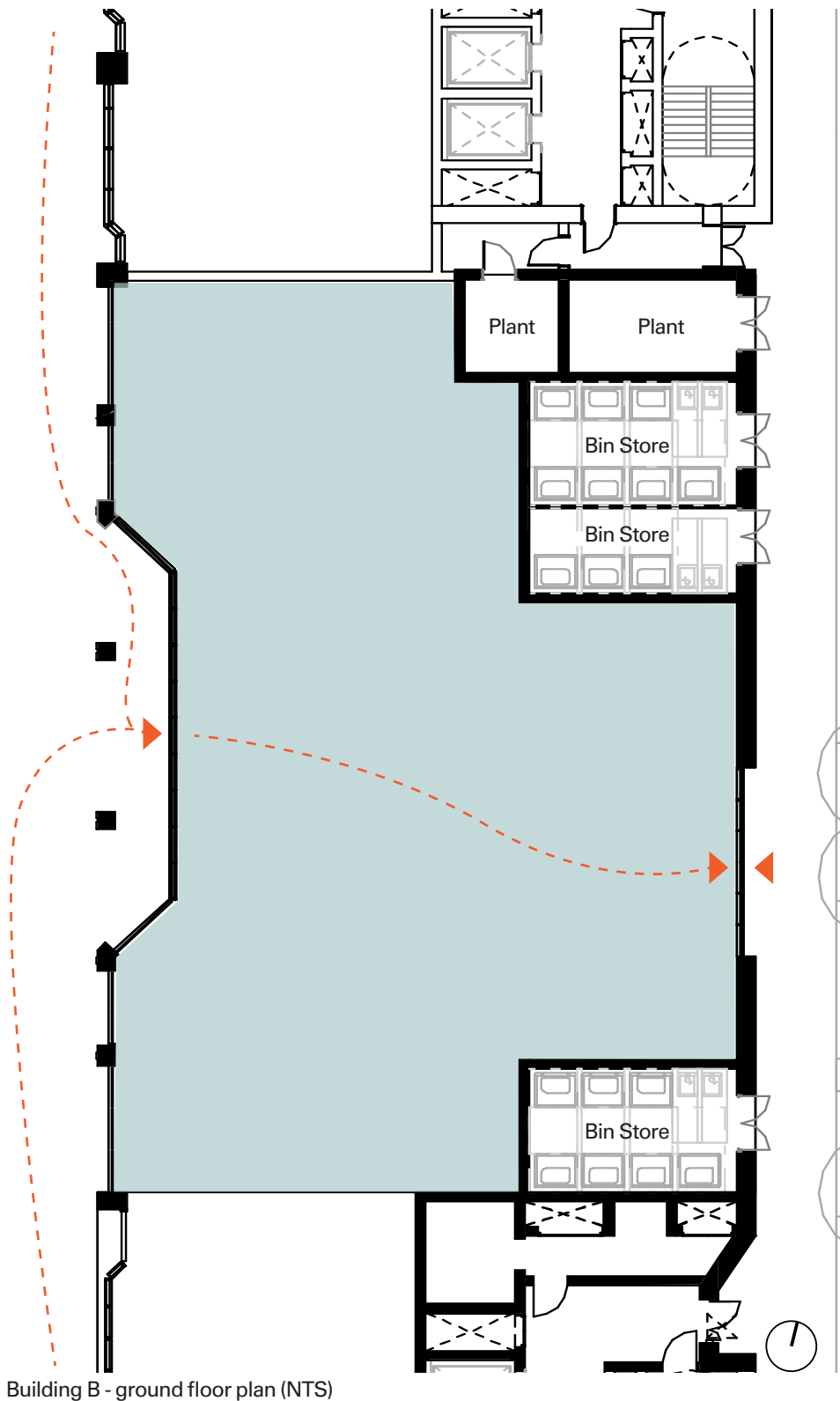
There is a main entrance to the retail ground floor that is designed with a strong reference to the Jones & Higgins department store. The recessed entrance leads you into a large flexible, retail, leisure and commercial unit where Aylesham Gardens can be seen through the secondary sliding doors to the east of the ground floor.

The ground floor also houses residential and commercial ancillary spaces, including:

- Two communication rooms
- Two refuse stores (residential)
- One refuse store (commercial)

Ancillary spaces - Refuse

The residential refuse stores for buildings A, B and C are on the ground floor of building B. The refuse store is divided into two sections to ensure that the maximum horizontal travel distance from the furthest flexible, retail, leisure and commercial is less than 30 metres. One refuse store in the north serves building A and northern half of building B, the other refuse store serves the southern half of building B and building C flexible, retail, leisure and commercial units.



Jones & Higgins department store - historical photo



Building B - ground floor entrance

Elevation Approach

Elevation approach: Rye Lane buildings front elevation

The Rye Lane Architects have taken a unified approach to the ground floor, drawing inspiration from Jones & Higgins. The ground floor frontage features a dark green glazed brick datum line across A, B and C.

Levels one to four are subdivided into seven vertical bays that complement the internal layout. Four of these bays feature recessed inset balconies, while the remaining three bays are formed from light pink brickwork and light grey mortar, with an arch brickwork detail on the facade in a darker red-pink tone. The window openings of the smaller bays are celebrated with a lunette panel above the windows. The inspiration for the arch lunette motif is taken directly from the existing Aylesham Centre.

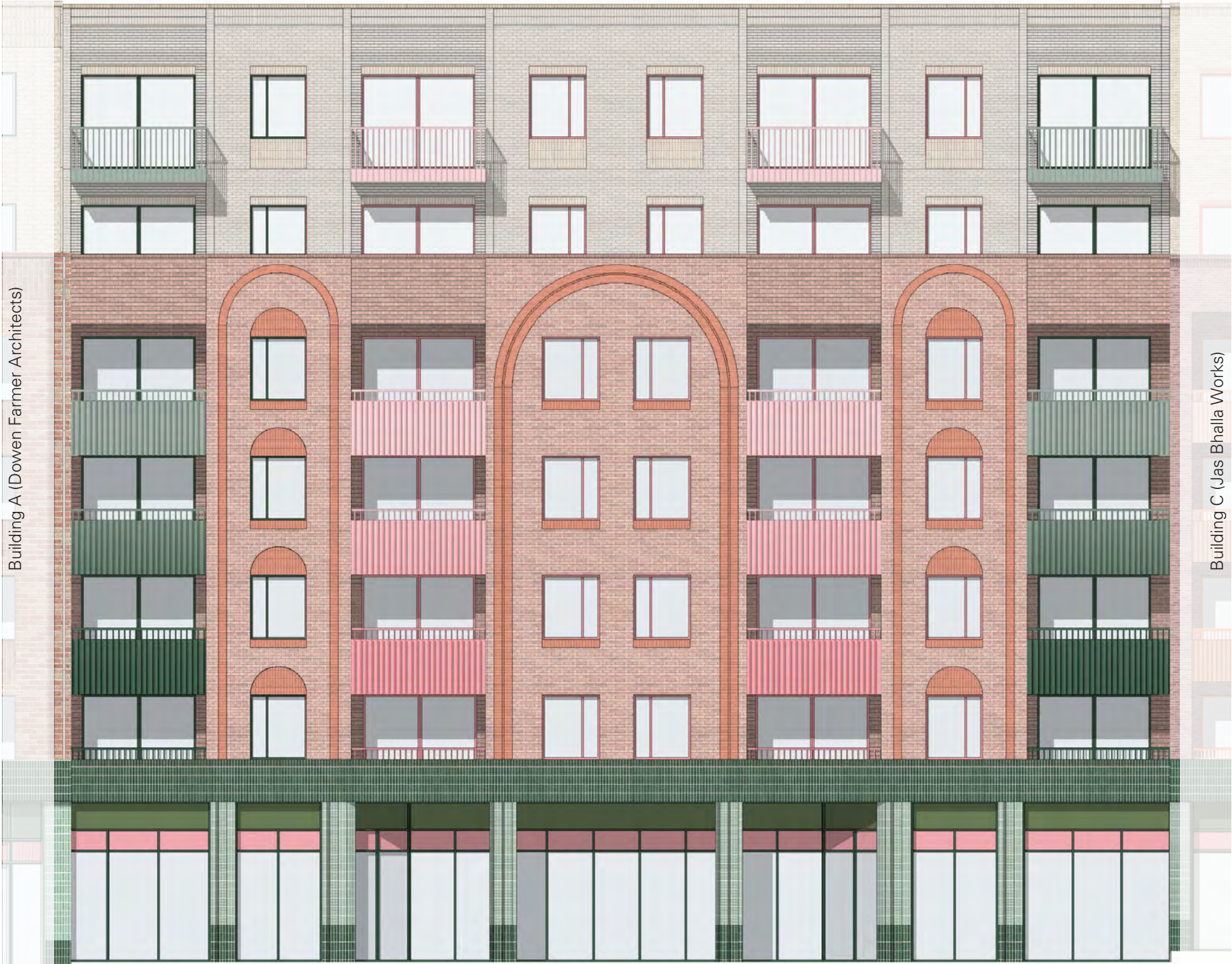
Each balcony has a coloured metal balustrade, comprising of two elements, a metal panel positioned behind the vertical spindles, providing privacy for the residents. Two main colours are applied to the balustrades, green and pink, with an gradient effect transitioning from dark to light as they ascend.

The colours of the windows on all levels follow the vertical bay pattern, pink and green like the balconies. However, the gradient effect does not apply to the window frames (see next page).

The top two levels are expressed in light brickwork with variation achieved by separating the bays with flush vertical soldier course brickwork. Alternating light and dark mortar is applied to every other bay adding rhythm to the facade. The parapet features two courses of soldier course brickwork.

The window and door lintels consist of a single soldier course brickwork, with a panel of soldier course brickwork positioned below the window openings.

The bolt-on balconies on the two top floors are designed to follow the gradient effect and colour scheme of the lower balconies.



Building B west elevation

*note this visual is illustrative only

Elevation approach: Rye Lane buildings rear elevation

Echoing the front elevation design, the rear has a cohesive datum line across the ground floor of buildings A,B and C. The ground floor layout gives the opportunity for front to back retail, opening onto Aylesham Hardens to the east.

While the ground floor rear elevation of building B serves practical purposes, accommodating refuse and plant rooms, the use of colours and painted murals evoke the vibrant essence of Peckham. These murals are proposed to be by local Peckham artists.

Light bricks and light mortar are used on building B to reflect daylight towards the gallery access and also to draw light to the bedroom internally. Additionally, soldier course panels below the window openings add character to the facade.

Given its prominent position on building B, the gallery access is finished in warm, pink/orange tones, creating a gradient effect, changing the colour to ever lighter shades further up the building. Because residents in building B have two means of escape (via two stair cores), unlike other areas, the balustrade to building B can be open, allowing more natural light into the circulation spaces and the bedrooms. Additionally, the gallery access has lightwells opposite apartment windows providing privacy and more natural light.

The colour of the doors and window frames complements the warm tones, without featuring an gradient effect.



Building B east elevation

*note this visual is illustrative only

Bay study

Front bay study

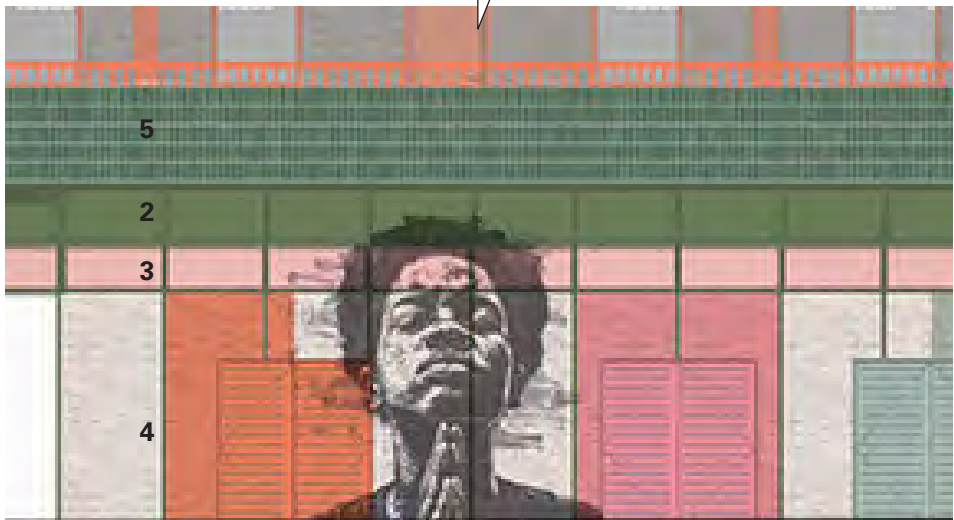
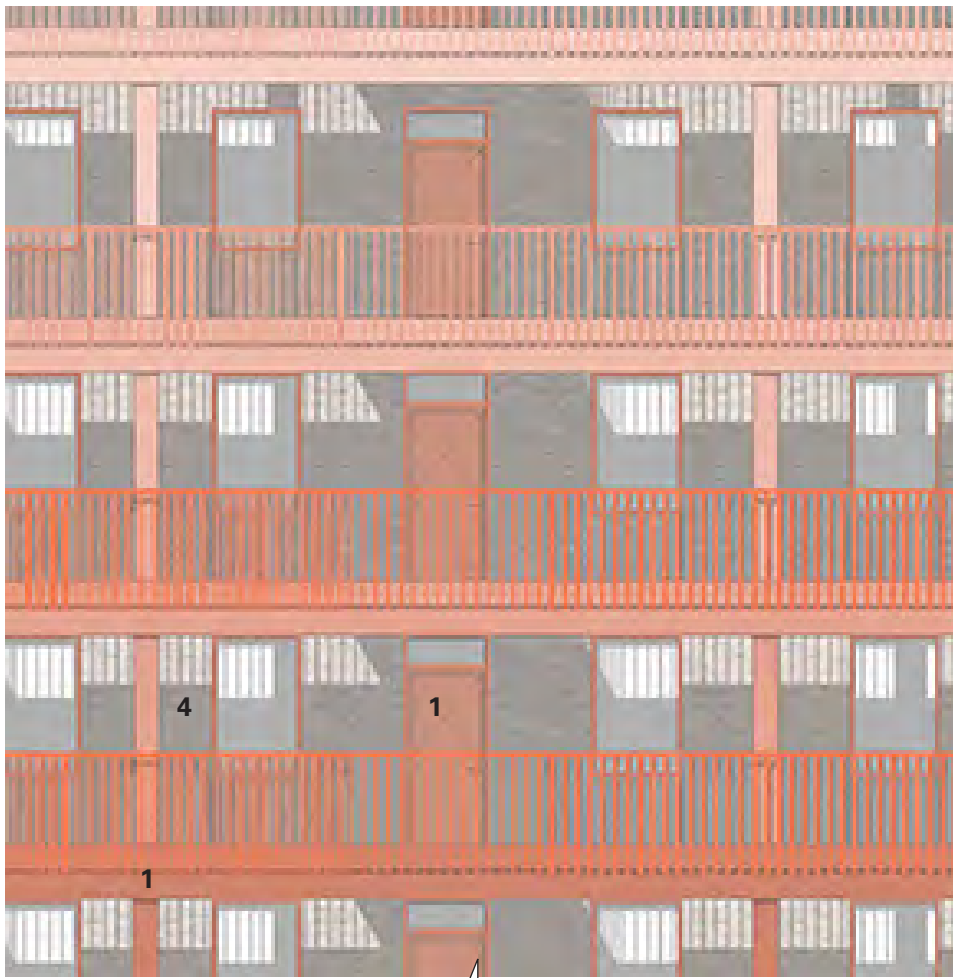


Building B - Bay study, west elevation



*note this visual is illustrative only

Rear bay study



Building B - bay study, east elevation



Building B - gallery access visual

1	Metalwork - Gallery access - Window frames - Doors	4	White brick Light grey mortar
2	Glazed dark bricks Stack bond	5	Metal panel window frames
3	Glazed light bricks Stack bond		Metal panel



Building B - examples of murals (top and bottom)



*note these visuals are illustrative only

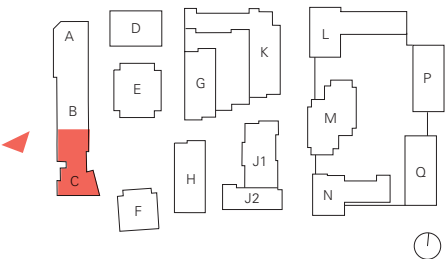


Building C

Jas Bhalla Works



Overview



Building C is located to the south of the combined A,B and C buildings, immediately north of the party wall of 47-49 Rye Lane. Its prominent location on Rye Lane creates opportunity for a new gateway into the masterplan. A new double height retail cut through connects the existing retail landscape of Rye Lane into Aylesham Gardens, forming a continuous retail loop through to Morrisons beyond. The cut through comprises flexible retail, leisure and commercial units either side to activate this threshold. Due to its sensitive location within the Rye Lane Peckham conservation area, the form of Building C addresses the scale of the adjacent historic building as well as drawing on the varied character and scale of the buildings along Rye Lane.

Typical layout

The ground floor layout ensures active retail frontage is maintained on Rye Lane and maximised along the cut through and Aylesham Gardens to create a vibrant retail experience. The optimum location for the residential core providing access to the new homes at first floor and above is located on the eastern facade facing Aylesham Gardens, freeing up three active retail frontages. The cycle store is also located at first floor, providing as much space at ground floor for active retail as possible. Gallery access from the core maximises the number of dual aspect homes, with lightwells creating privacy and daylight to habitable rooms.

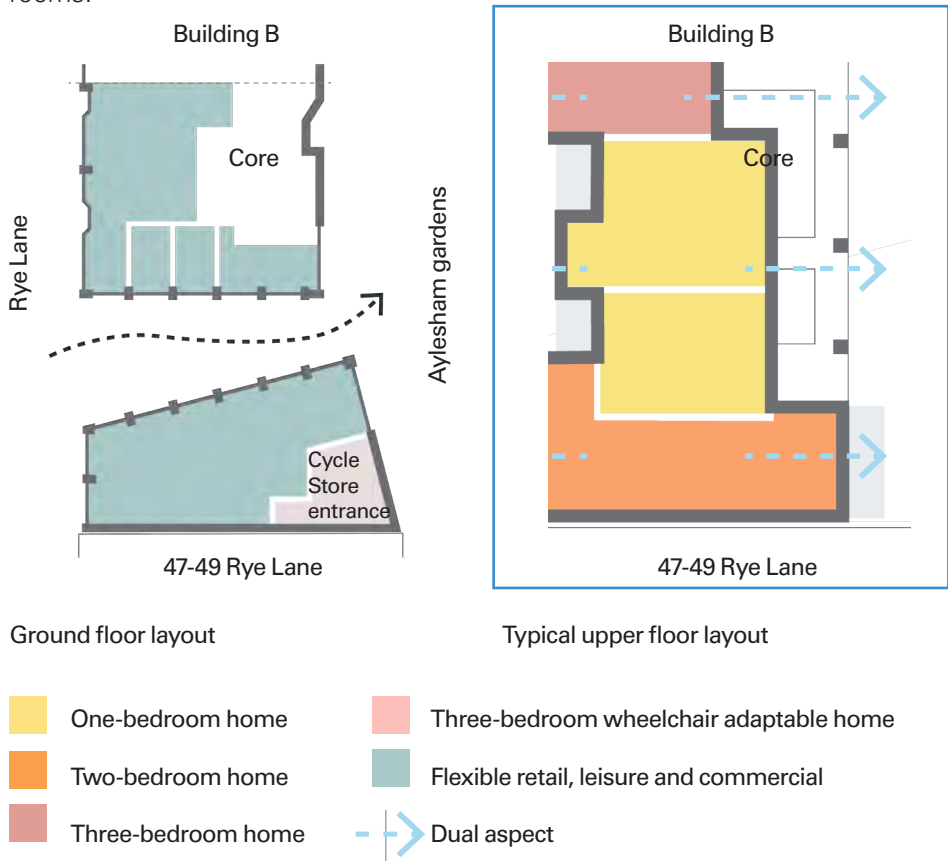


Illustration of Building C looking southwards towards 47-49 Rye Lane

Architectural approach

Design principles

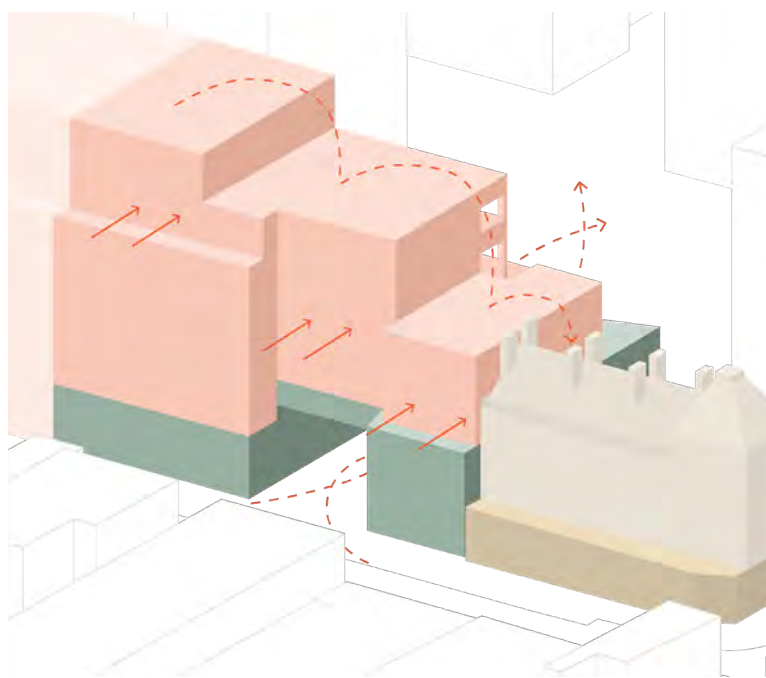
The architectural approach to building C is illustrated in the diagrams on the right hand side.

1. Key architectural moves: A strong retail datum has been created at the ground floor with a double height element reflecting the varied retail datum that exists along Rye Lane. The roofscape has been broken down to create a varied parapet that responds to the former HSBC building, respecting the existing chimneys and roofscape features which contribute to the character of the conservation area.

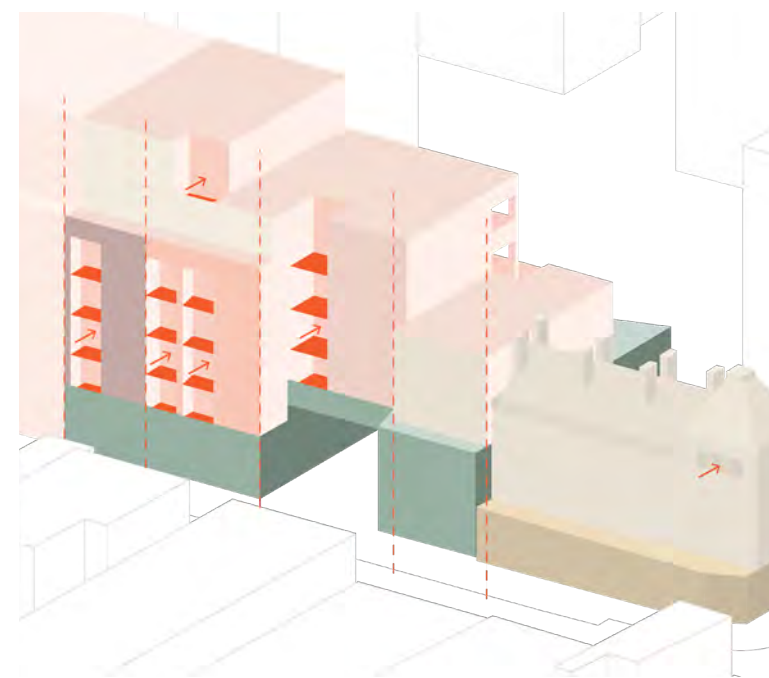
2. Articulation of the facade: The vertical character evident along Rye Lane has been incorporated into the sub-division of the facade which aligns with the internal party walls to echo the 19th century town houses opposite. These sub-divisions are expressed through setbacks, materiality and colour differentiation. Recesses have been integrated to create depth in the facade and form new private amenity balconies. Architectural details such as arches, lintels and inset panels have been added to add to the varied palette of Rye Lane.

3. Retail datum: The design of the retail ground floor is a unifying design element that is a contemporary interpretation of the former Jones & Higgins department store shop front bays. Chamfered entrance thresholds create articulation and interest at ground floor, as well as forming a buffer from the business of Rye Lane. The proportions of the shop front fenestration will echo those of the former department store.

4. Responding to the historic fabric: The use of horizontal banding has been incorporated to marry the new facade with the historical building adjacent, using brick detailing to articulate the facade and stitch the proposed facade into the historical context. Proposed fenestration also reflects the proportions of 47-59 Rye Lane.



1. Key architectural moves: Varied retail datum/ varied parapet height/ permeability from Rye Lane



2. Articulation of the facade: Vertical character/ recessed balconies/ varied architectural detailing



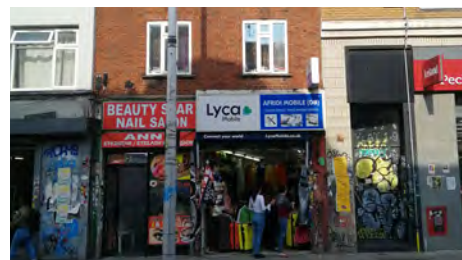
Loggia detail of 47-49 Rye Lane



Expressed columns of 47-49 Rye Lane



Vertical character of town houses opposite



Varied retail heights on Rye Lane



3. Retail datum: Reinterpreting the character and proportions of the former Jones & Higgins department store



4. Responding to the historic fabric: Proportions/ horizontal banding