

5.3 Character areas

Designed to be a development that positively contributes to the continued success of the town centre and that is uniquely Peckham, The Proposed Development will create a large amount of publicly accessible open space with safe pedestrian routes through the site.

A diverse mix of shops, cafés, restaurants, and workspaces will create a lively and connected town centre. The development will feature key gathering areas defined by flexible retail, leisure, and commercial spaces (Use Class E(a-g)), designed to bring the redevelopment to life. These adaptable, high-quality, and biodiverse spaces will respond to the needs of the public and residents while delivering maximum benefits to all, as illustrated by the indicative uses on the adjacent plan.

Through the creation of character areas with a variety of uses, distinct publicly accessible areas will be delivered. These key meeting places will be characterised by visual markers, way-finding tools and the variety of commercial and workspace space offered, creating hotspots for activities, helping build strong local communities and activating all the proposed areas in various ways.

Character areas

- Peckham Yards
- Green Link
- Garden Walk
- 1

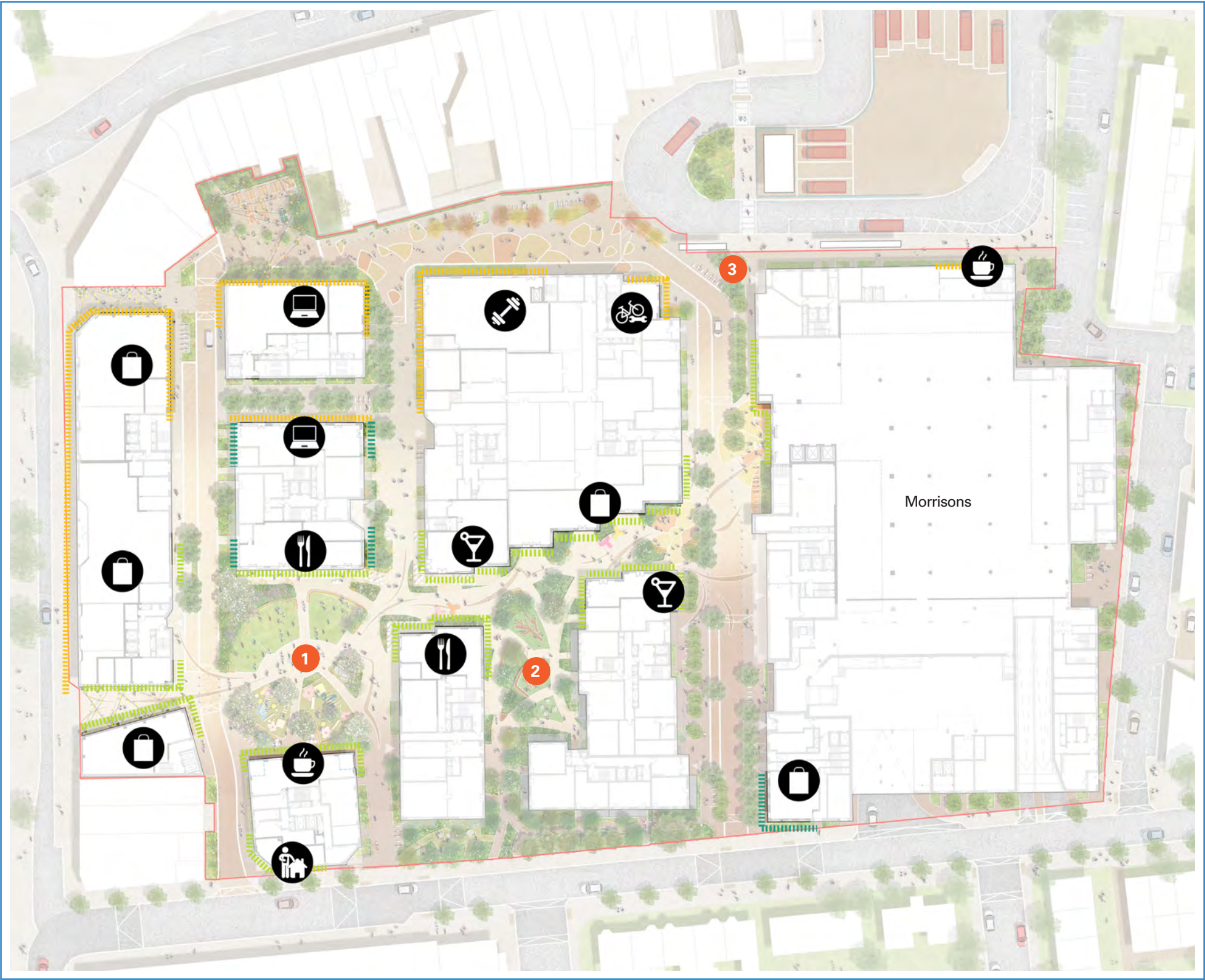
Aylesham Gardens
- 2

Discovery Garden
- 3

Green Gateway

Examples of flexible commercial uses

- Workspace
- Cycle Hub
- Retail
- Bars
- Restaurants
- Cafe
- Services
- Gym



5.4 Peckham Yards

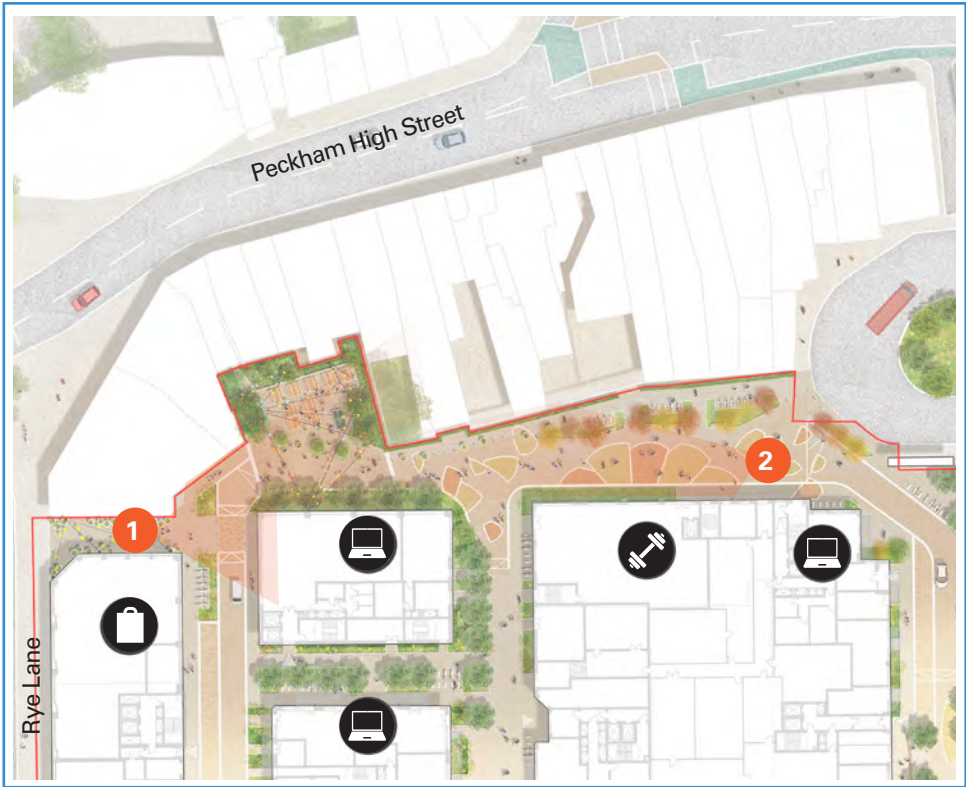
Located to the north, Peckham Yards is a vibrant and fun social space for residents, visitors, shoppers and people who work in the area. Its ability to host events as well as art installations defines it as a memorable space that is very much of the urban character of Peckham.

In celebration of Peckham’s history, the Rye Lane passageway to the north of building A, is named after Peter Collinson, an 18th century botanist who resided in Peckham.

The Peter Collinson passage, acts as a gateway between Rye Lane and Peckham Yards. The end wall of the Jones & Higgins building has potential to be a canvas, murals could define a space for visitors to socialise and engage with local art.

Peckham Yards will feature:

- Enhanced public activation through an overlay of different uses and users
- Variety of seating and landscape elements
- Colourful and art-focused character area
- Public space for socialisation and creation of community sense
- Strategic lighting for night-time use and attraction



Opportunity area

Peckham Yards presents an opportunity to promote the integration of the backs of the retail units currently facing Peckham High Street into the masterplan. This would allow them to benefit from visitor footfall as Peckham Yards becomes a popular through route from Rye Lane to the bus station.

Peckham Yards has been designed with flexibility so that the units along Peckham High street could (if they wish) have dual frontages. Layering the uses opening onto the square would further increase the character of the space, whilst also encouraging economic stimulation for existing and new businesses.



5.5 New streets

Connectivity

Considered connections through the site, which stitch the proposal into the context form part of the urban design principles. Thus, the design was led by the creation of routes along intended desire lines that connect the site's surrounding streets to key infrastructures and services.

The public realm and ground floor plane have been designed to Secured by Design principles and incorporate feedback from the extensive consultation process, such as the introduction of additional greenery and seating throughout all paths, to ensure the safety, inclusivity, accessibility and legibility of proposed routes through the site.

The existing condition of Rye Lane has been identified as being congested and difficult to navigate, especially for people with disabilities. In response, care has been taken to ensure the permeability of the Rye Lane frontage by the introduction of two cut-throughs to the north and south of the Rye Lane buildings. Through the provision of additional cycling and pedestrian routes through the site, the proposal will ease the congestion on Rye Lane.

Three main routes have been created, stitching the proposal into the surrounding context. The Green Link, a north-south route that connects Peckham High Street, the bus station and Hanover Park; two east-west routes, one to the north which, connects Rye Lane, Peckham Yards, and the bus station; and one to the south that links Rye Lane to the Aylesham Gardens, and the re-provided Morrisons, through the proposed Floral Walk.

Retail loop

Extensive analysis shows that Peckham's existing retail and commercial provision is rich, diverse, defined by a vibrant night-time economy and characterised by a variety of different sizes, plots and typologies.

The proposed 'retail loop' seeks to link the proposal with its surrounding context by stitching together existing, prospective and new commercial offerings, by connecting Rye Lane and Peckham High Street to the proposed retail and commercial provision along the Floral Walk and the re-provided Morrisons.

The proposed flexible retail, leisure and commercial spaces (Use Class E(a-g) / Suis Generis), workspace (Use Class E(g) and re-provided Morrisons (Use Class E(a)), seek to complement Peckham's existing commercial provision and broaden the range, type and sizes of non-residential offered, activating much of the ground floor frontages and public realm. The new offering is also expected to contribute to Peckham's vibrant night-time economy.

Following feedback from public engagement and pre-application meetings, the retail loop fills in the top end of Rye Lane for night-time economy and safety improvements.

Primary shopping frontage

The existing primary shopping frontage along Rye Lane is proposed to be re-provided within the proposed Rye Lane buildings and stitched into the masterplan along the proposed 'Retail loop' which connects the masterplan with existing retail along Peckham High Street and Rye Lane.

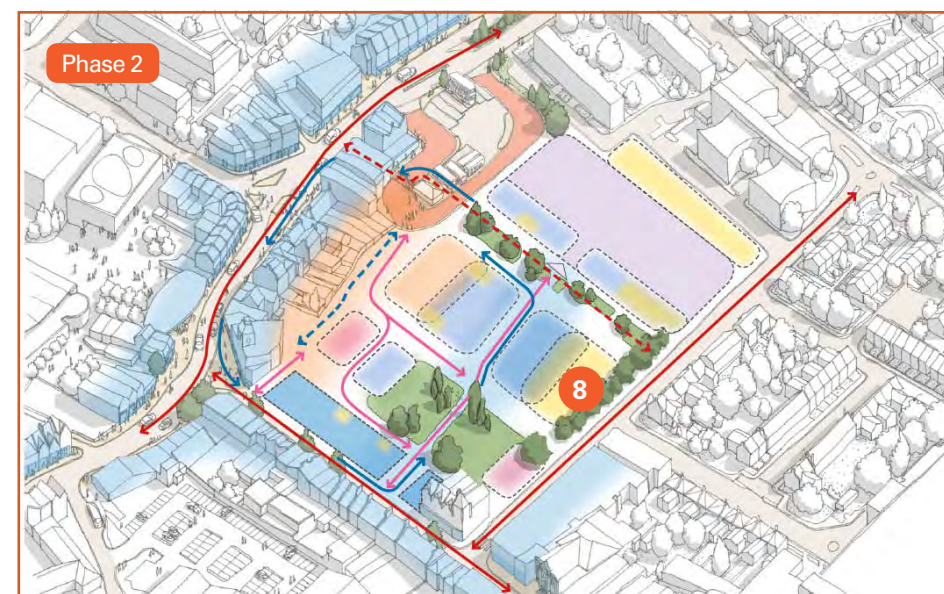
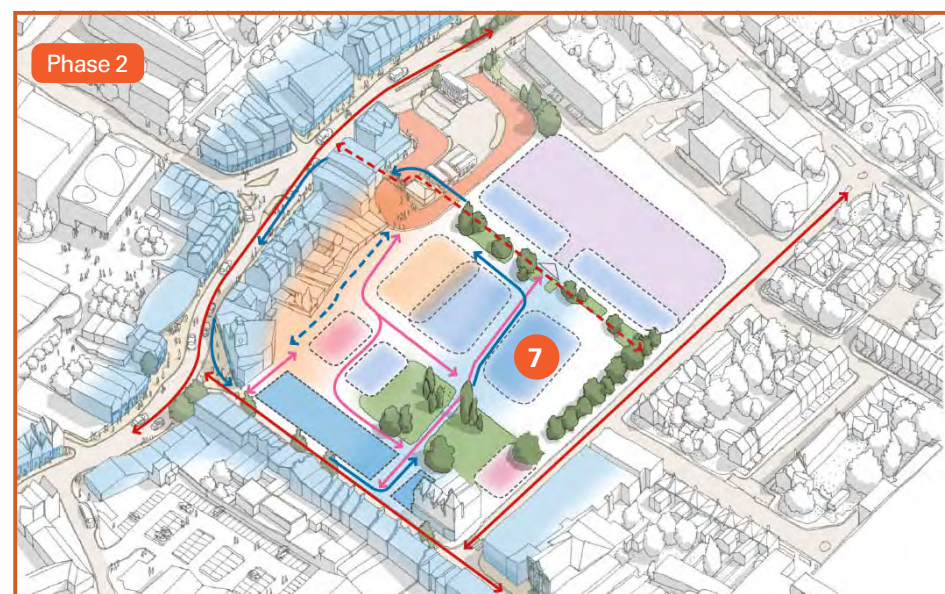
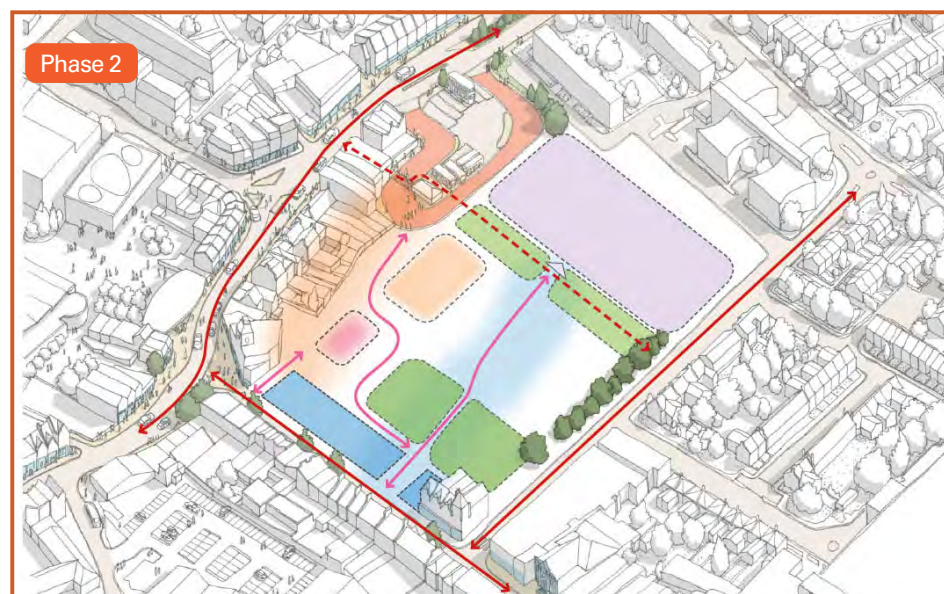
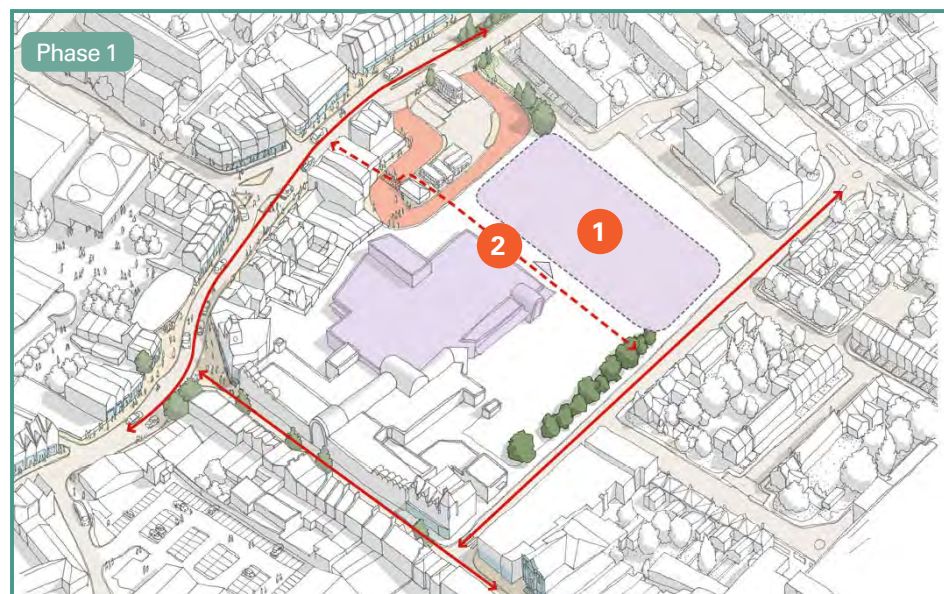
The proposed Aylesham Gardens and Floral Walk are designed to add to the existing commercial provision around the application site and provide an activated commercial pathway that leads onto the re-provided Morrisons.

Maximising the amount of active frontages has been a key design principle throughout the development of the masterplan. All proposed retail and commercial units frame, inform and activate their adjacent publicly accessible open spaces, by further improving the public realm.

Smaller commercial units have been strategically placed around the periphery of the site to provide localised areas of activation.



- Local road
- Desire line
- Retail loop
- Primary shopping frontage
- Pedestrian access
- Primary servicing route
- Secondary servicing route



- 1 Build and open re-provided Morrisons in Phase 1
- 2 Connect bus station to Hanover Park with safe pedestrian route
- 3 Create new shops along Rye Lane, with cut through into masterplan
- 4 Provide new green spaces for the town centre
- 5 Develop the Peckham Yards opportunity area
- 6 Provide new work and commercial spaces

- 7 Shops, cafés and restaurants linking and complementing the existing businesses of Rye Lane and Peckham High Street
- 8 New homes and shared residential entrances at ground floor

- Morrisons
- Existing retail
- Proposed retail
- New green space

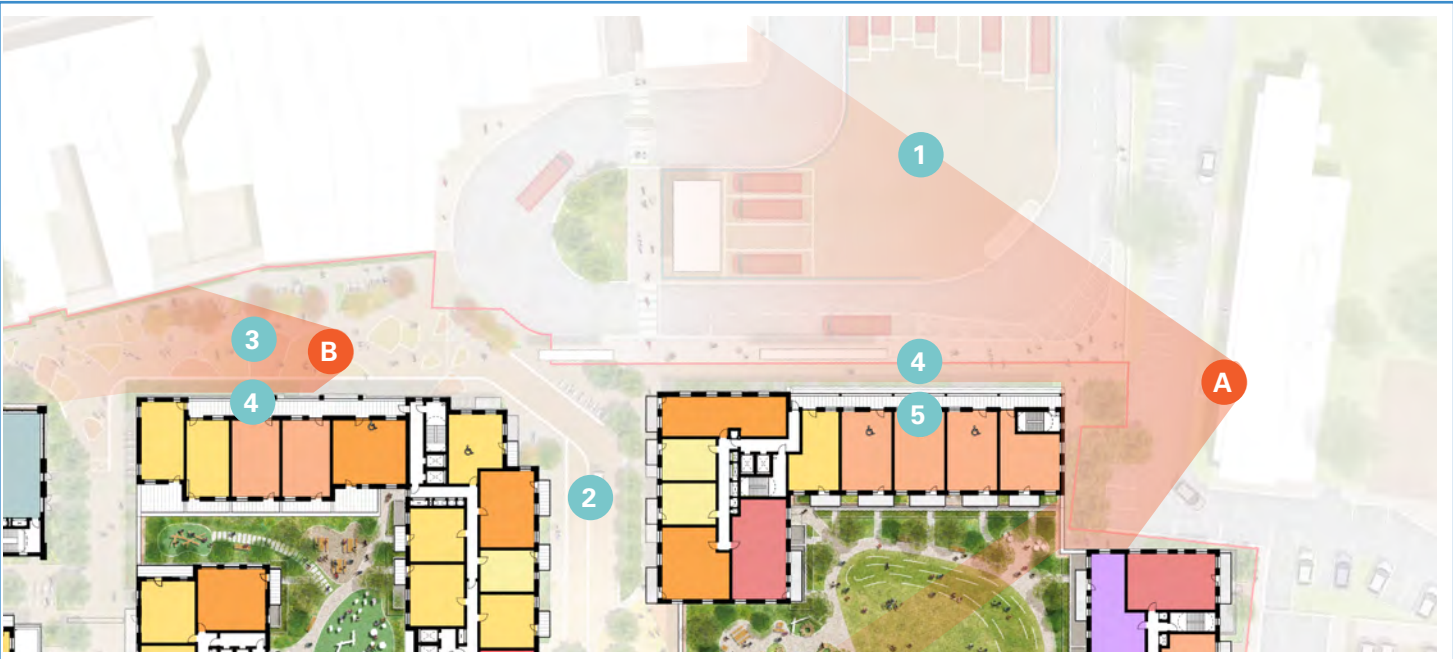
- Peckham Yards opportunity area
- Workspace / commercial
- New homes and shared residential entrances
- Bus station
- North-south pedestrian route
- Desire lines
- Retail loop

5.6 Agent of change

Embedded in London Plan Policy D13 (2021), in the NPFF (2023) and Planning Practice Guidance, the Agent of Change principle states that a development should be designed to ensure that established noise and other nuisance generating uses remain viable and can continue to grow without unreasonable restrictions being placed on them. Supported by LBS Local Plan (2022) Policy P66 which states in part that development must mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation.

The following mitigating strategies have driven the design ensuring that the proximity to the existing TfL bus station and the high street activities will not be negatively impacted by the introduction of the proposed residential uses.

- 1 Bus station capacity retained
- 2 North-south pedestrian route created
- 3 Incorporation of Peckham Yards character area to the north boundary further distancing residential buildings from bus station
- 4 Additional privacy layer brought by north facing gallery access
- 5 Setting back elevations in particular locations
 - Internal layouts are optimised so primary living spaces are orientated south, away from the bus station
 - Increased acoustic consideration to wall build up, window specification and ventilation systems



Indicative bus station enhancement and Purdon House connection

The bus station (owned and operated by Transport for London, TfL) is located outside of the application site, thus bus service operations will not be affected by the development.

Following public consultation, many residents raised problems with the bus station and its lack of pedestrian connectivity onto Mckerrell Road and Hanover Park. In order to ensure the public journey experience is improved, whilst the capacity of the bus station is retained, liaison with LBS and TFL have taken place regarding potential improvements, detailed as follows;

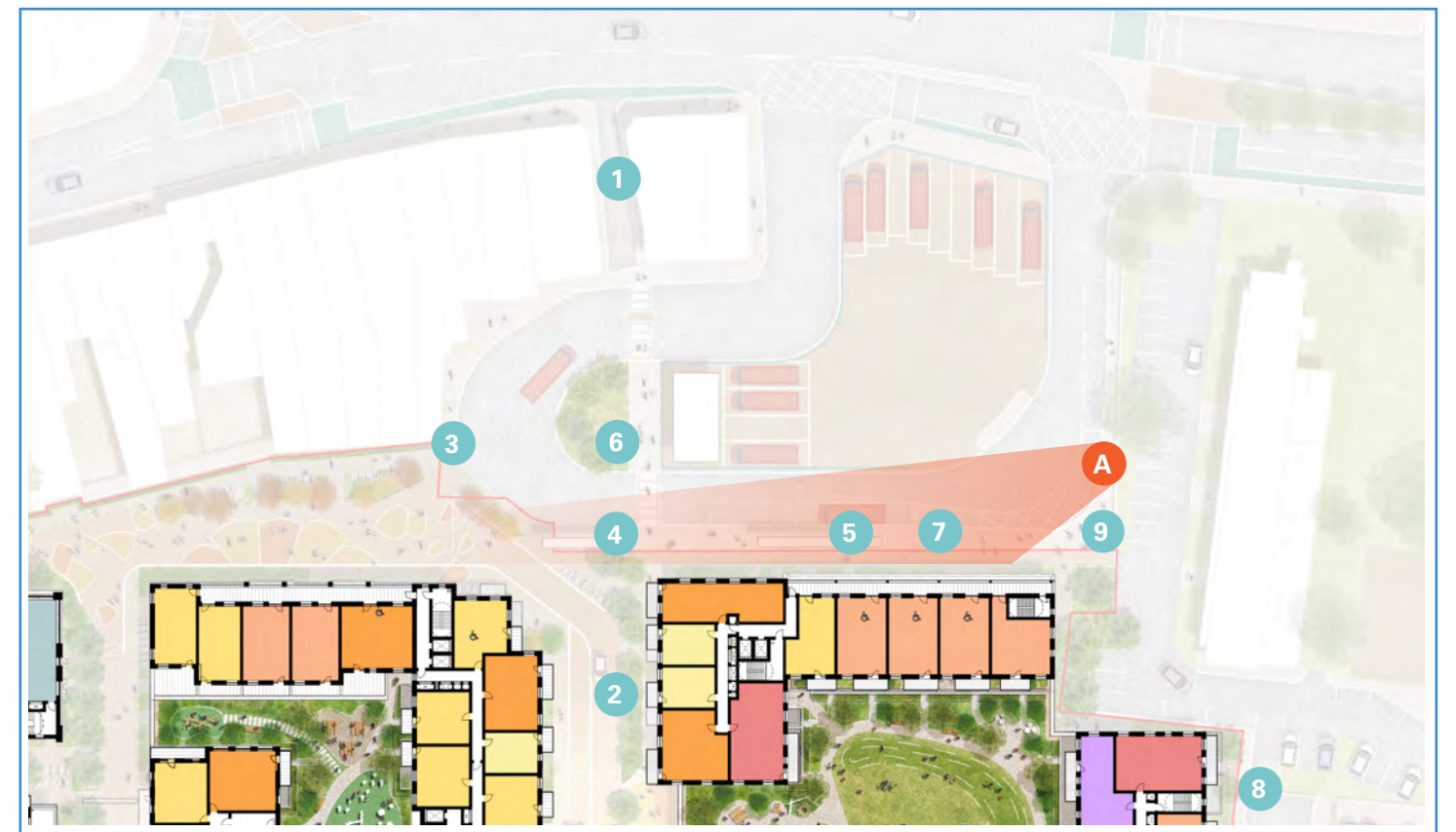
- 1 Potential step-free connection from Bull Yard to improve level difference and create access
- 2 Improved pedestrian link between Peckham High Street and Morrisons
- 3 Footpath around the edge of the site to facilitate safe and accessible movement
- 4 Step to south of bus station into application site has been designed out
- 5 Existing footpath widened to improve pedestrian safety and experience
- 6 New landscaping and planting to improve aesthetics and provide screening between bus station and residential space
- 7 Introduction of frontages facing onto bus station, introducing an activated ground floor and improving sense of security via passive surveillance
- 8 Accessibility improved and enhanced on eastern and southern boundaries (graded landscaping including ramps and use of inclusive materials)
- 9 New pedestrian connection to the Clifton Estate

Note:

These are indicative schemes and still under discussion with TfL, LBS and Clifton Estate residents.

Additionally, further changes have been integrated in response to commentary from LBS and TfL, as follows:

- Glazed facade to the cycle hub to afford more visibility;
- Parapet profile adjustment in response to building being 'top-heavy';
- Updated brickwork articulation to enhance articulation expression and overall legibility;
- The boundary between bus station and building L is clarified by maintaining a wall on the boundary line, to aid pedestrian and bicycle circulation.



5.7 Massing approach

Layering

The design of the massing was largely driven by its relationship to key locally important townscape views and heritage assets, which was a recurring theme throughout the consultation process.

Analysis of the site’s edge conditions and a selection of key considered views informed the layering and distribution of height across the masterplan to ensure that the proposed scheme would be well integrated into the heart of Peckham and its wider context. Key moves derived from this approach include the establishment of low shoulder heights along the frontages visible from Rye Lane, Peckham High Street and Hanover Park, and the positioning of height towards the south-east to maintain the singularity of existing heritage assets.

Orientation

The orientation of buildings on the masterplan responds to both its relationship to locally important views and residential quality considerations.

Point buildings and mansion block buildings are primarily oriented along a north-south axis, parallel to Rye Lane, in order to establish a sense of permeability and create view corridors from north and south of the site. In addition, the orientation of these buildings also enables the north-south facing facade to be kept to a minimum.

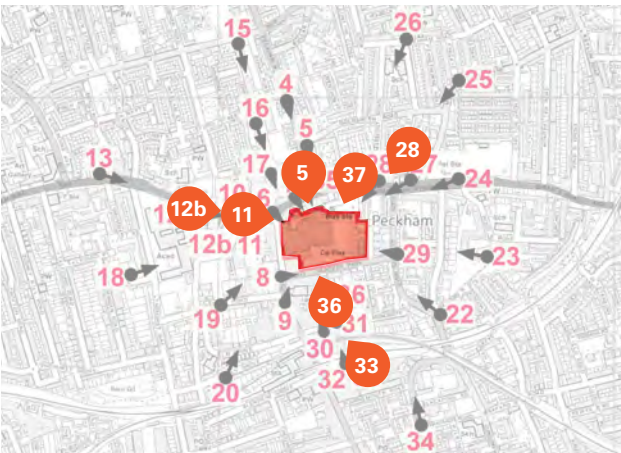
Low-rise typologies and gallery access buildings have been oriented along a west-east axis, parallel to Peckham High Street, Rye Lane and Hanover Park, to provide dual aspect homes facing north and south.

Breaks between buildings

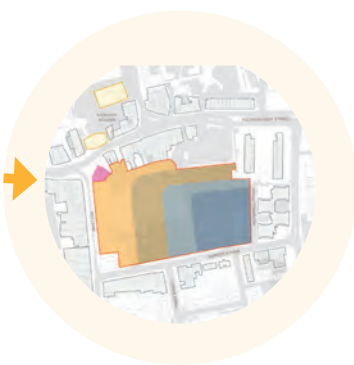
Informed by daylight/sunlight assessments, and to prevent a sense of enclosure and improve views of the sky from within the masterplan, distances between buildings and adjacent streets are varied and generous with widths up to 18 meters, averaging 10.8 meters, further mitigating possibilities of overlooking and overshadowing.

In some areas, such as to the north of the Rye Lane buildings and along Hanover Park, additional breaks between buildings have been designed in to create legible and safe routes into the proposed development and improve permeability around the site edges.

Locally important views



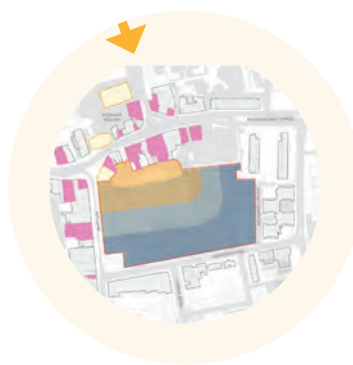
Jones & Higgins (Clock Tower)



- Positioning of tall buildings to respect views.
- Heights of Rye Lane buildings responding to Jones & Higgins Clock Tower building.

Layering of heights

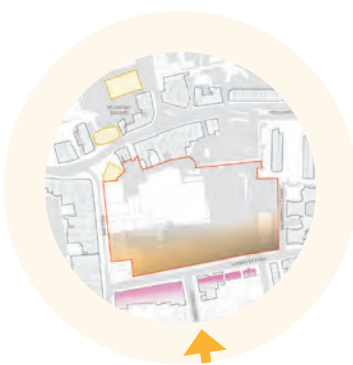
Peckham Hill Street



- North-south orientation of buildings to reduce width of the massing from this view and facilitate views of sky.
- THI* buildings on Peckham High Street require delicate architectural background.

Townscape heritage Initiative (THI)

Hanover Park



- North-south orientation of buildings to reduce visual width of mass and facilitate views of sky.
- Shifting and slimming of tall building.

View 5: Peckham Hill Street



View 11: Peckham High Street (Burger King)



View 36: Cerise Road



Edge condition addressed
(Area to keep clear / low)

Layering of buildings on site

*Illustrations based on VU City visualisation

Height

The Site falls under LBS Plan site allocation NSP74. The site allocation supports the principle of tall buildings of up to 20 storeys; subject to consideration of impacts to neighbouring residential uses, existing character, heritage and townscape, consideration of the One Tree Hill borough view and that taller buildings should be suitably set back from Rye Lane to avoid potential impacts to the Rye Lane Peckham and Peckham Hill Street conservation areas.

During community engagement events, residents emphasised that building heights are a key concern, and that any development should respect the surrounding area and minimise visual impacts on neighbours. Therefore, in accordance with the principles of the LBS Plan and feedback from various consultations with residents, the proposed building heights have been designed to be considerate of these factors.

Our design approach involves a layering of building heights, with taller buildings located towards the central eastern end of the site to minimise impact on the Rye Lane Peckham and Peckham Hill Street conservation areas.

Rye Lane

Edge condition between five-to-seven storeys.

Hanover Park

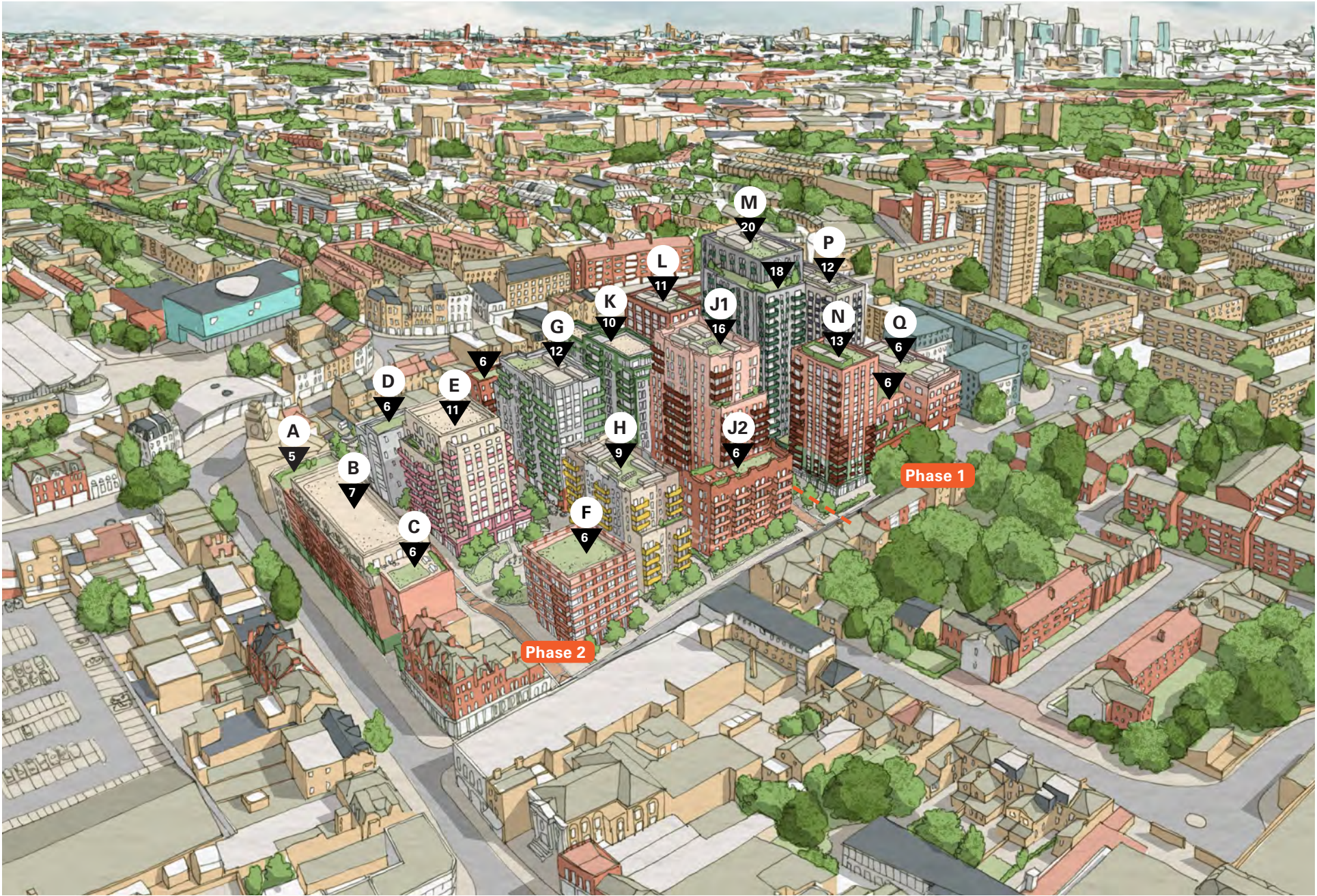
Shoulder height of six-storeys with a single 13-storey element to mark entrance onto the Green Link.

Mckerrell Road

Edge condition is between six- and 12-storeys.

Back of Peckham High Street

Edge condition is between six- and 11-storeys.



5.8 Uses

Non-residential

The development includes 2,725.3 m² (GIA) of workspace within a Dedicated Use Class E(g) building, located on the Peckham Yards character area, to the north of the application site.

The proposal also includes 3,812.7 m² (GIA) of flexible retail, leisure and commercial floorspace. Approval for any use that falls within Use Class E(a-g) and for drinking establishments (Sui Generis) is to be sought and is subject to the following limitations:

- Maximum 350 m² (GIA) to be used for drinking establishments (Sui Generis)
- Maximum 320 m² (GIA) to be used for workspace (Use Class E(g)), in addition to the 2,725.3m² (GIA) dedicated workspace building

▶

Entrance

Workspace
(Use Class E(g)) 2,725.3 m² (GIA)

Flexible retail, leisure and commercial
(Use Class E(a-g) / Suis Generis)
3,812.7 m² (GIA)

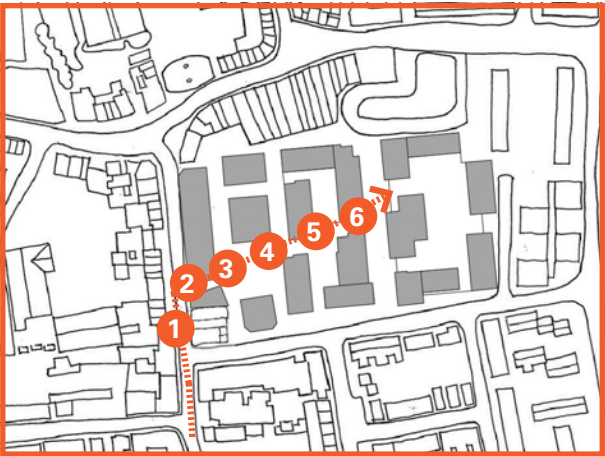
Supermarket (Use Class E(a))
4,443.6 m² (GIA) excluding service yard and basement car park

Commercial cycle stores



Journey through the site: going to Morrisons

Journey along Rye Lane walking north from Peckham Rye Station, into the site through the Botanical Way retail link, traversing through to the Morrisons supermarket.



1 Walking north on Rye Lane



2 Botanical Way cut-through towards Morrisons from Rye Lane



3 Walking through Aylesham Gardens



4 Entering Floral Walk



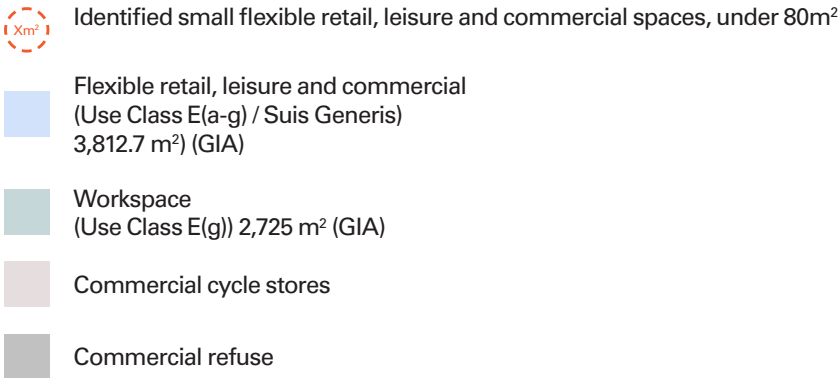
5 Approaching Morrisons



6 Crossing the Green Link

Non-residential: flexible retail, leisure and commercial

Along with larger spaces and deeper plans, the Proposed Development provides an array of small retail, leisure and commercial spaces, located across the site. This allows the scheme to provide a range of retail offerings, continuing the retail environment of Peckham town centre and Rye Lane.



Residential uses at ground floor

- Residential cycle stores
- Two-bedroom maisonette
- Three-bedroom maisonette
- Residential lobby
- Communal entrance
- Private entrance



Journey through the site: new connections



1 Exiting Peckham Square



2 Walking south on Rye Lane



3 Walking through Petter Collinson Passage



1 Walking north on Rye Lane



2 Turning into Hanover Park



3 Walking north along the Green Link



1 Walking onto Mckerrell Road



2 Walking past the bus station

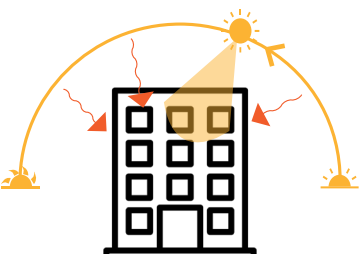


3 Entering Peckham Yards
(Showing indicative backs of buildings on Peckham High Street)

5.9 Sitewide facade strategies

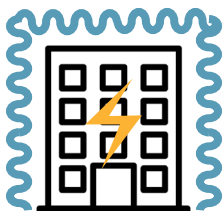
Responding to technical challenges

Environmental analysis heavily informs the site wide approach to facade design. Overheating, form factors, daylight levels and acoustics were considered whilst determining the massing and orientation of buildings. Openings are designed to improve the performance of the facades which are challenged the most by environmental conditions.



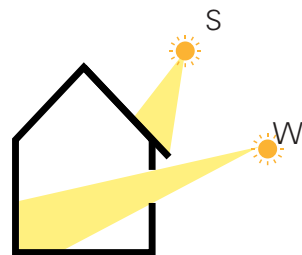
Overheating mitigation

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



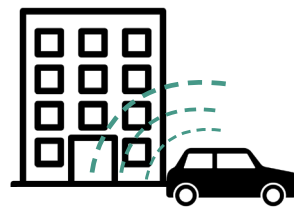
Energy efficiency

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



Daylight / Sunlight

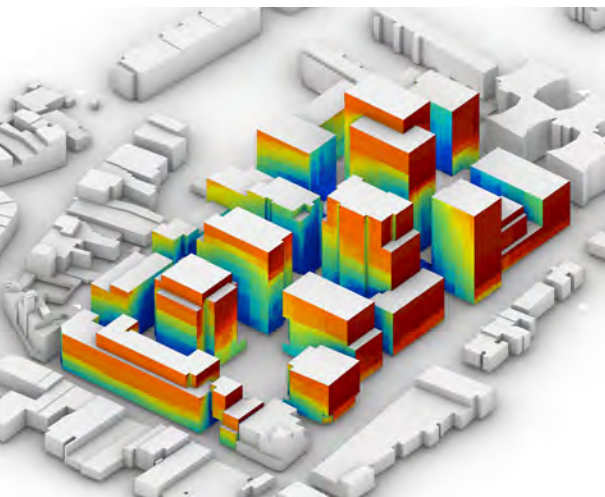
- Window orientation and placement
- Glazing ratio, sizing and geometry to utilise less glazing whilst maximising daylight levels
- Balcony placement to enable maximum daylight



Acoustic consideration

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

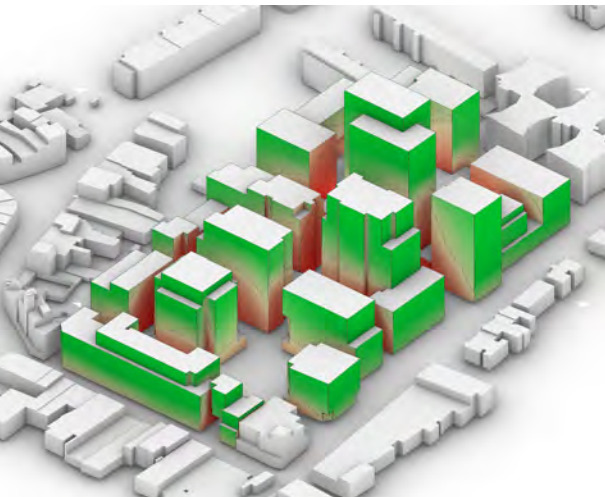
Overheating mitigation



- Low risk of overheating
- Medium risk of overheating
- High risk of overheating

The amount of solar energy falling onto each facade was tested. To limit overheating, balconies are placed on south facades to shade glazing and windows reduce in size where necessary to reduce solar gain.

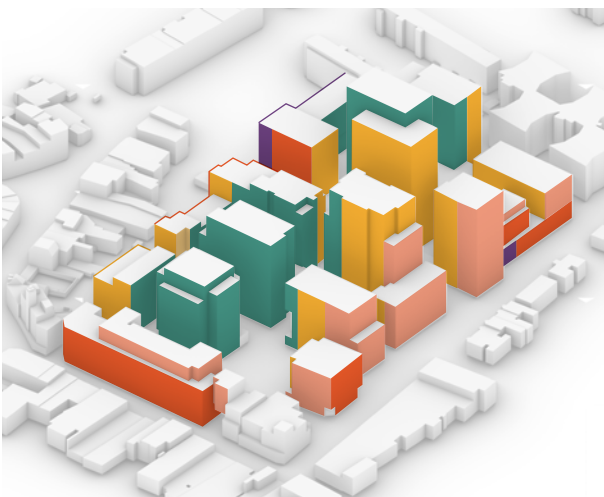
Daylight/sunlight



- VSC 30-50% Good
- VSC 15-29% Satisfactory
- VSC 0-14% Challenging

A vertical sky component (VSC) > 27% is likely to provide good daylighting. In response to the assessment residential glazing sizes increase closer to the ground to improve internal daylighting levels.

Acoustic response



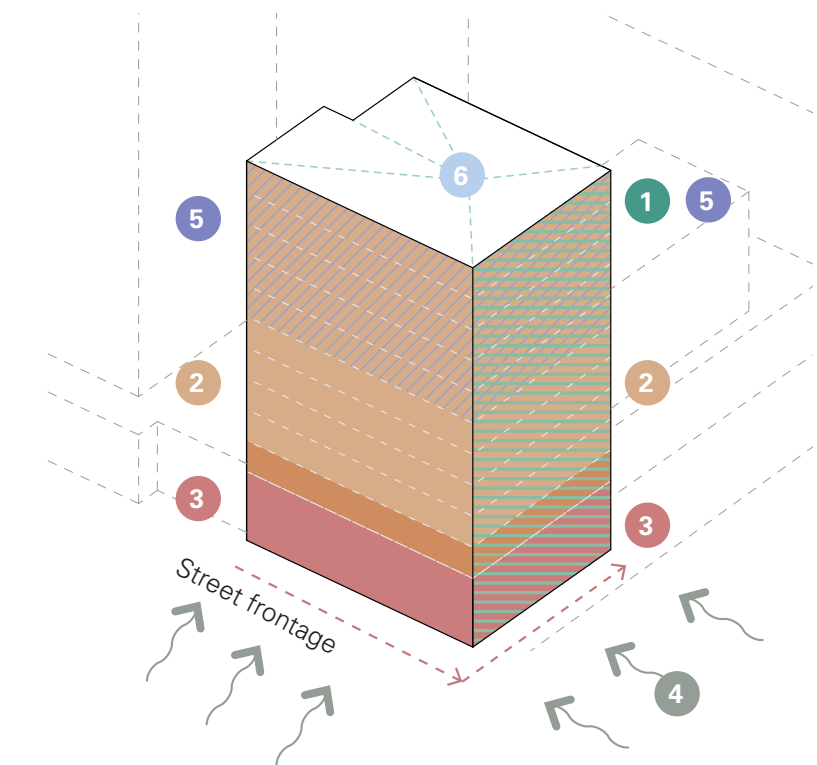
- 55dB - Good external acoustics
- 58dB - Satisfactory external acoustics
- 66dB - Poor external acoustics
- 69dB - Very poor external acoustics

Noise from the surrounding context informs the orientation of residential layouts and location of public and private external amenity spaces. Balconies and living spaces are located away from noisy roads where possible.

Responding to residential context

Building heights, brick colours and articulation respond to the existing context, character of Peckham and the experience the scheme wants to provide to the public and residents.

The Aylesham site wide facade strategy responds to both contextual and environmental constraints.



- 1 Overheating mitigation
- 2 Overshadowing mitigation
- 3 Proximity to public
- 4 Acoustic consideration
- 5 Addressing height
- 6 Roof rhythm

Visual mitigation



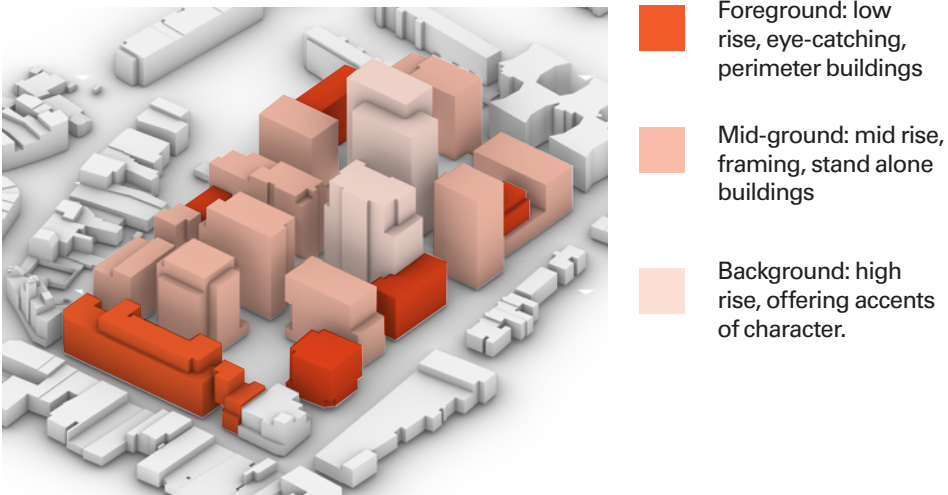
The project identifies key facades and responds appropriately to contextual parameters such as existing residences, proposed areas of public landscaping and commercial provision.

Parapet articulation



Select buildings have been identified as areas where roof gardens and parapet articulation would most benefit and contribute to the existing eclecticism of Peckham's built environment.

Layered approach



A layered approach to building heights and colour seeks to reduce the visual impact and perception of mass from the pedestrian realm and from afar. Buildings rise and fade in colour as they get further from Rye Lane.

Colour strategy

Three colour strategies were progressed during design development stages: a horizontal gradient, a vertical gradient and jewel approach. The final facade design incorporates aspects of all three.



Approach 01: Horizontal gradient

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



Approach 02: Vertical gradient

The lower levels of buildings are bright and characterful to enliven the public realm. Facades fade into the skyline as they rise. Horizontal banding and contextual colours are incorporated into the facades.

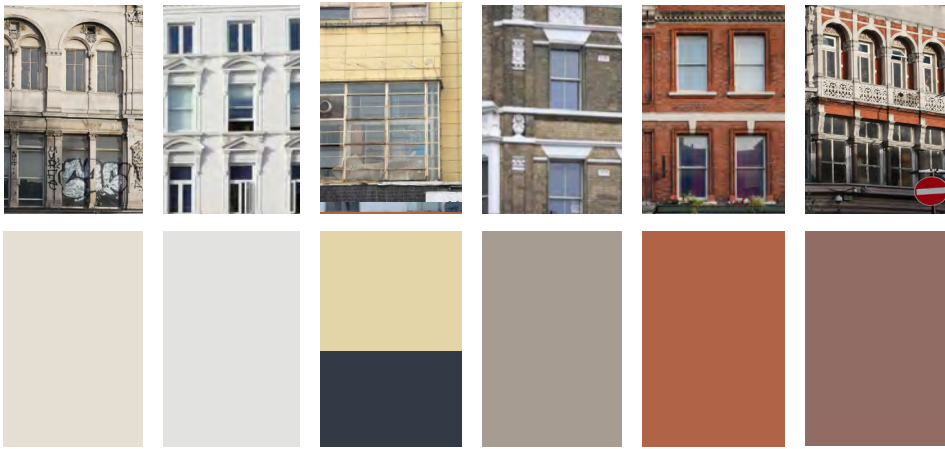


Approach 03: Jewels strategy

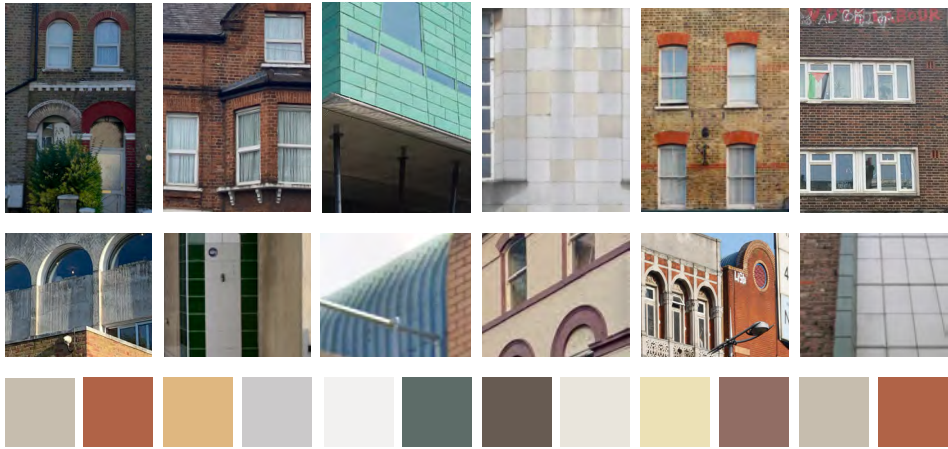
The majority of buildings respond to their direct context with natural tones. Bold colours are used highlight key entrances and create jewels across the site. This seeks to reflect Peckham's eclectic character and existing buildings.



Local tonalities



Local colours



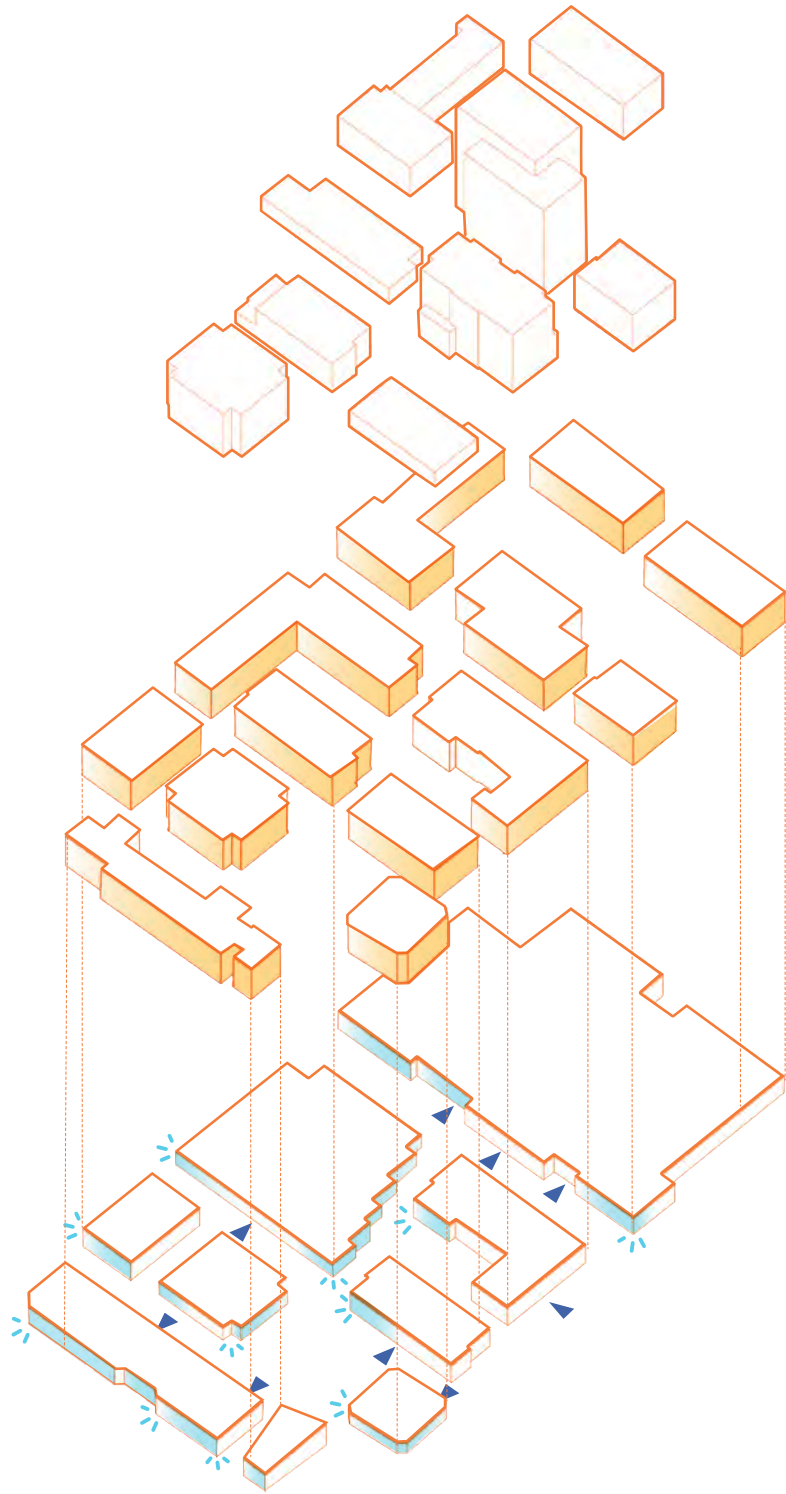
Local bold moments of colour

Colour strategy: a combined approach

The selected site wide colour strategy highlights individual buildings by colour in addition to using a vertical gradient that fades in tone as height increases. A ground floor datum is defined by colourful glazed bricks to enliven the public realm and inform the proposed way finding strategy.



A facade conceived at three scales



Neighbourhood views

- Parapet lines, vertical gradients and taller elements positioned to the east of the site, away from Rye Lane, responding to long townscape views (immediate and surrounding context)

Residential quality

- Unique expression to residential lobbies improves way finding across the site
- Facade articulation and balcony placements are informed by environmental considerations

Pedestrian experience

- Building entrances and openings respond to the context to maximise resident privacy
- Setback entrances contrast and highlight shared and private access to residential buildings
- Accentuated plinths define key frontages and express the public realm as accessible to all

Plinth condition

Whilst the Proposed Development uses different building styles, such as mansion and point blocks, there is a consistent design approach to the ground floor. A welcoming, robust and distinct approach to the plinth is proposed.

Establishing a ground floor datum, particularly where retail is present, will help ground the massing, whilst defining and framing key frontages within the masterplan.

Colour is used to demarcate key civic and cultural buildings within Peckham. The Proposed Development uses colour to create an eclectic identity reflective of Peckham’s diversity.

Colour is also key to the way finding strategy. Residential lobbies are set in from the street to provide separation from the public realm. They are identified with accent colours and glazed bricks. Vibrant colours are also proposed to shop fronts along Rye Lane, Aylesham Gardens and Floral Walk. Peckham Yards, to the north of the site, proposes more utilitarian colours and materials to express the site’s heritage as a place of industry.

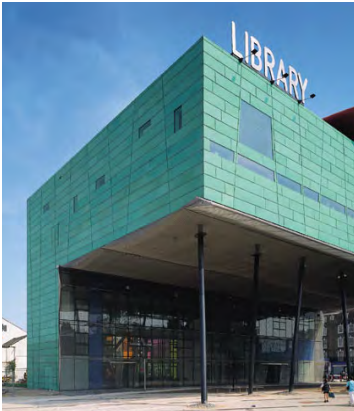
Retail units are expressed as single storey elements. Their design draws on the surrounding existing retail facades. Peckham has an organic approach to signage. To the right, images selected by the Peckham Heritage Society demonstrate a precedent for the framework that is proposed to apply traditional signage to the retail spaces in the scheme. This will allow interesting and unique signage to better stitch the scheme into the context.



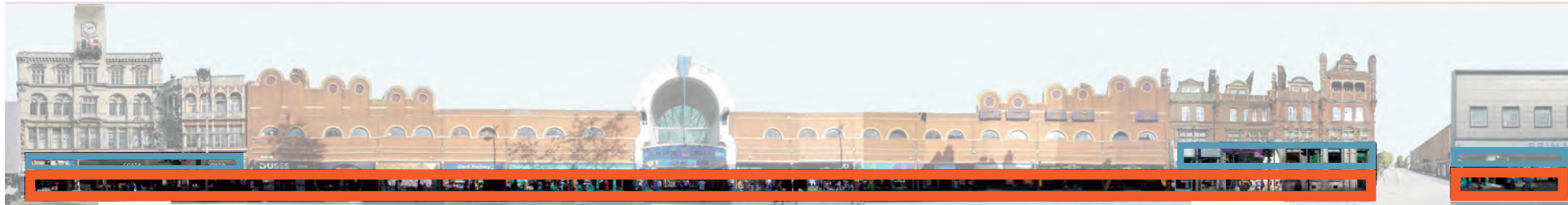
View south onto Building E communal residential entrance



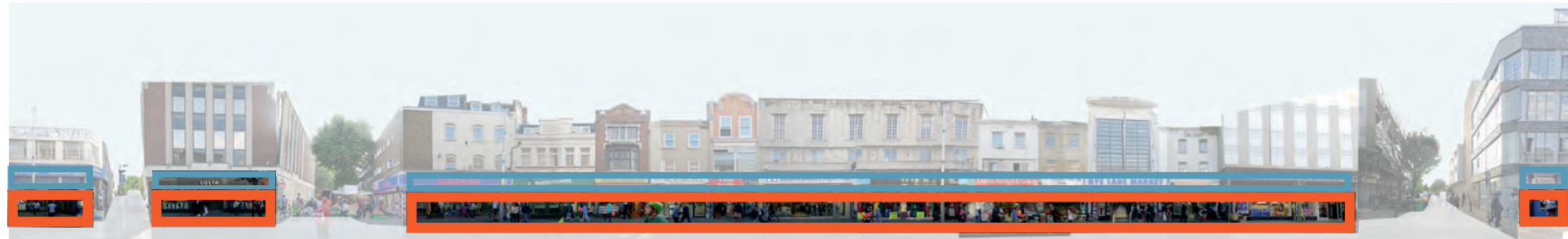
Buildings from the Peckham Townscape Heritage Initiative (THI)



Local civic, cultural and landmark precedents: Peckham Library, Holdrons Arcade and Copeland Park



Rye Lane elevation (east-facing)



Rye Lane elevation (west-facing)

-  Signage zone
-  Retail datum



5.10 Sustainability

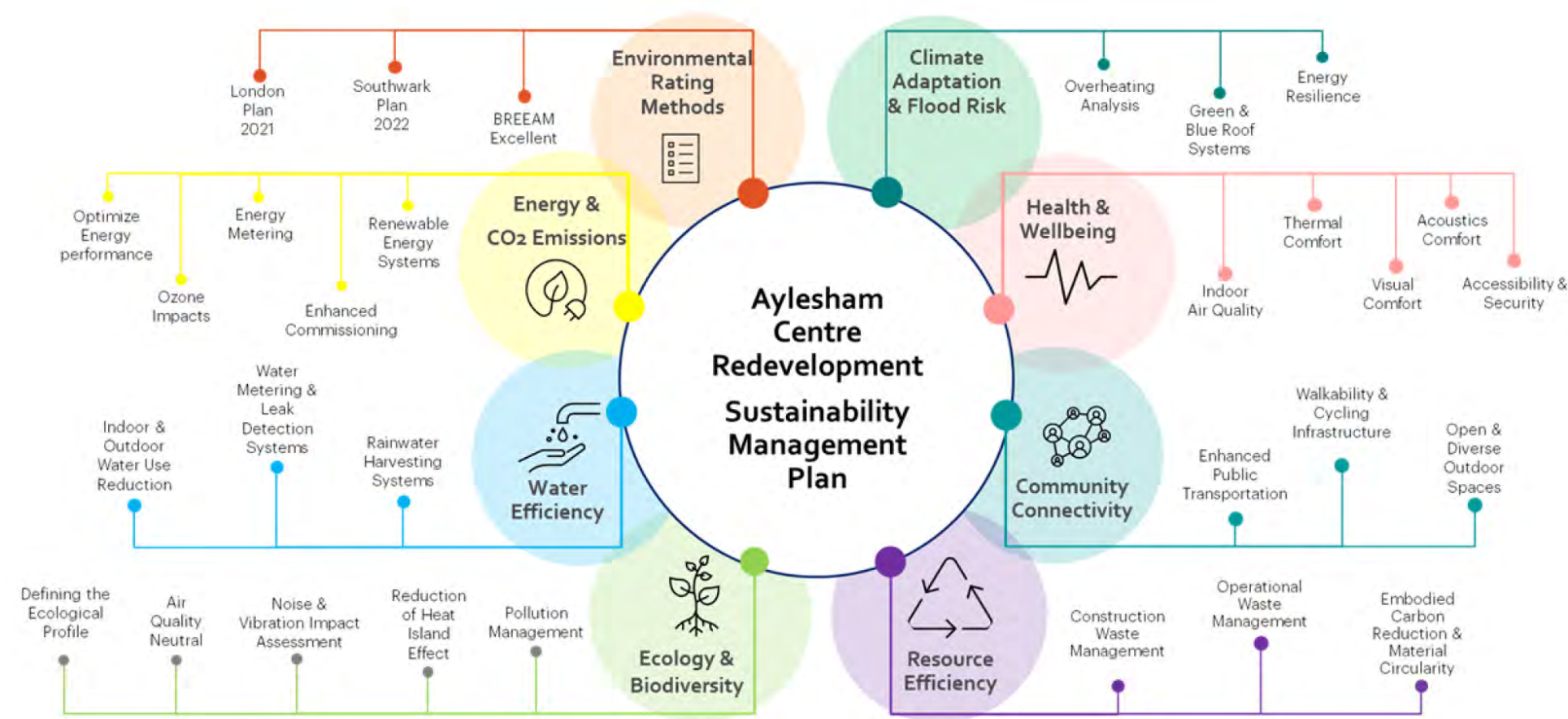
Key principles

The regulations and guidelines set by the National Planning Policy Framework (2023), London Plan (2021) and LBS Local Plan (2022) are used as a benchmark for defining the context of the proposed development in order to establish the project specific sustainability key performance indicators.

The key principles of project delivery which have formed the framework for the Sustainability Strategy, submitted with this application, are as follows:

- 1. Environmental rating methods
- 2. Energy and CO₂ emissions
- 3. Climate change adaptation and floor risk
- 4. Water efficiency
- 5. Materials
- 6. Waster management
- 7. Pollution management
- 8. Health and wellbeing
- 9. Ecology and biodiversity
- 10.Sustainable transport and access

Refer to the accompanied Updated Sustainability Statement (ref. AC08A) which details how the proposal demonstrates an engineering and design-led approach to sustainable practices. The sustainability KPIs define specific actions which contribute to the delivery of best-in-practice, fit-for-purpose, and future-ready infrastructure which meets or exceeds sustainability aspirations of Berkeley Homes and is prepared for the imminent advancements in building regulation, design and technology.



BREEAM

The scheme is designed to achieve the BREEAM ‘Excellent’ rating for all non-residential areas, aligning with the BREEAM policies set out within the Policy P69 of the LBS Plan (2022) and Policy S15 of the London Plan (2021).

Developments are rated and certified on a scale of Unclassified (<30%) to Outstanding (>85%). A BREEAM rating of ‘Excellent’ would consider the scheme as being built with best practice and put the scheme in the top 10% of UK new non domestic buildings.

Based on confirmation of feasibility with the design team and Berkeley Homes, the following scoring scenarios are calculated to achieve the ‘Excellent’ Rating target:

- BREEAM assessment 1 - Flexible retail/commercial/leisure shell/core
- BREEAM assessment 2 - Supermarket retail shell/core
- BREEAM assessment 3 - Office building shell/core

Refer to the accompanied Updated Sustainability Statement (ref. AC08A) which includes a BREEAM pre-assessment for the non-residential components, prepared by a specialist consultant and undertaken by an independent certification board.



Plan showing BREEAM assessments have been undertaken for all non residential areas in the scheme

Circular Economy

The six circular economy (CE) principles are a fundamental part of the building design process. The development waste reduction targets and proposed site policies are compliant with all CE principles, in addition the adjacent GLA decision tree has been used to determine the most appropriate design approaches for the scheme.

The urban design principle of the potential reuse of the Aylesham facade prompted a pre-demolition material survey to assess the condition of existing materials on-site and identify opportunities for reuse or recycling. A study conducted by dRMM and structural engineers, determined recycling the existing Rye Lane facade was deemed a more sustainable option to be followed.

The following measures have been / will be implemented:

Pre demolition material audit - 100% of concrete and brick and 25% of bituminous materials, including asphalt, to be recycled on-site (crushed and used as infill material or material for creating pile mats).

Lean design approach - Bespoke slab reinforcement in each building.

Early facade studies - Early facade studies determined the most appropriate treatments in terms of character, circular economy and sustainability.

Low carbon structures - Low carbon structures, investigated by structural engineers to be used where possible.

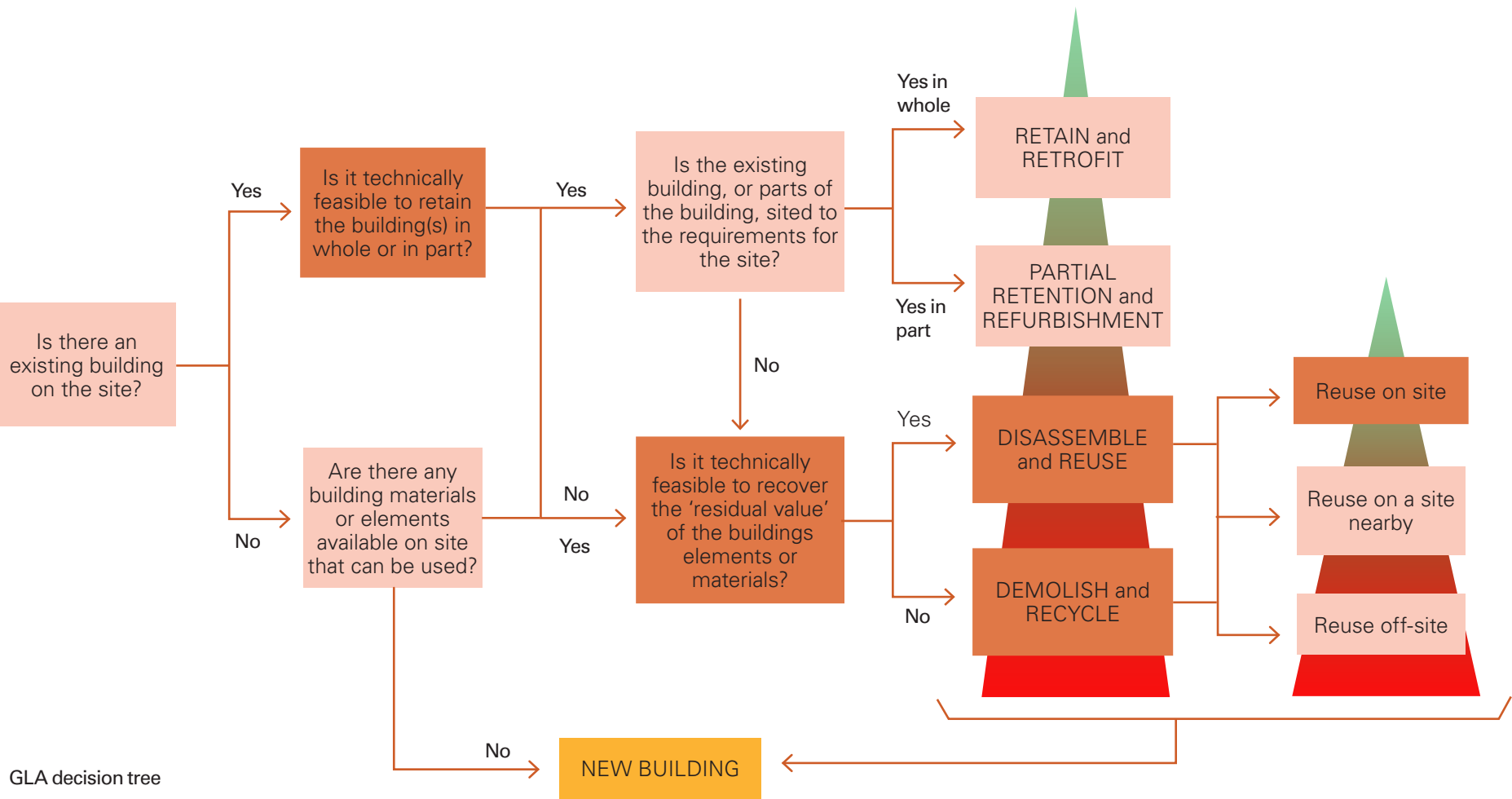
Standardised brick details - Only whole and half bricks to be used to reduce cutting and wastage. It is proposed that all openings are to be spaced to standard UK brick dimensions

Low maintenance materials - External furniture will be robust to tolerate the demands of the public environment.

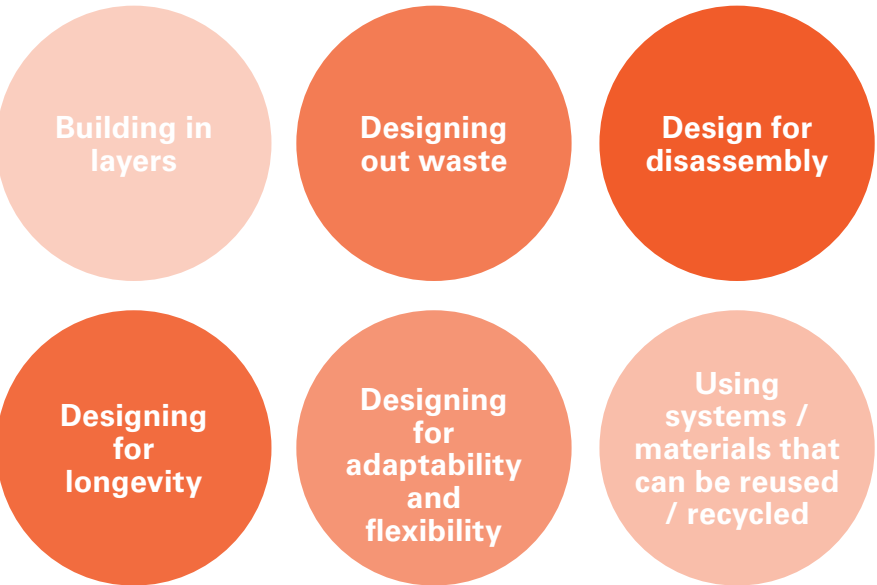
Future proofing - Lightweight partitions can be removed in future if there is need to change internal layouts. Building services are designed to be flexible to future energy demands and changes in building uses.

Sensible use of cement - Low carbon cement replacements are proposed in concrete mixes for structural elements and possibly zero cement mixes where appropriate.

Refer to the accompanied updated Sustainability Statement (ref. AC08A), updated Demolition and Construction Environmental Management Plan (ref. AC11A) and updated Circular Economy Statement (ref. AC10A).



GLA decision tree



The six principles of circular economy

Circular Economy Measures		Target (%)
Demolition waste (where found)		95%
Excavation waste materials		95%
Construction waste materials		95%
Municipal waste - residential (by 2030)		65%
Municipal waste - non- residential (by 2030)		75%
Recycled content of new materials		20%

Table showing the Aylesham scheme circular economy targets

Approach to the reuse of existing materials

As stipulated by BREEAM:
non-intrusive site surveys
undertaken by competent
persons, such as waste
managers and chartered
surveyors



Assessment of material
quantity and quantification of
materials based on standards,
e.g. RICS and benchmark
values



Workshop with design team
to present findings and
potential for reuse/recycle of
identified materials based on
industry and best practices



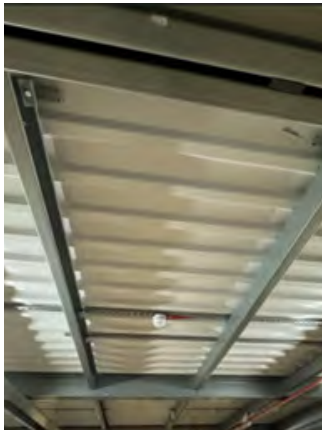
Collating opportunities for
reuse/recycling and the
findings in report submitted
with planning application



Material	Percentages of total material on site
Concrete	64.0
Bricks	8.0
Mixed metals	8.0
Timber and timber products	0.3
Gypsum based construction material (including plasterboard)	3.0
Glass	0.1
Textiles	0.003
Plastics	0.4
Bituminous mixtures (including Asphalt, Tarmac etc.)	3.0
Insulation	13.0



Material	Potential opportunity in proposed development
Concrete	Crushed to be used as hardcore material for sub-base and piling mats
Bricks	Crushed to be used as hardcore material for sub-base and piling mats
Mixed metals	Subject to testing, 30% of the total quantity might be reused
Asphalt	25% of this material to be crushed to be used as hardcore material for sub-base and piling mats
Overall in line with Circular Economy guidance, 20% of the total materials (tonnage) will be reused or recycled on-site. All other items that cannot be reused/recycled within the proposed development will be sent to off-site recycling centres/re-processors to avoid any waste going to landfill (approximate target of 95% diversion from landfill, in line with the London Plan (2021))	



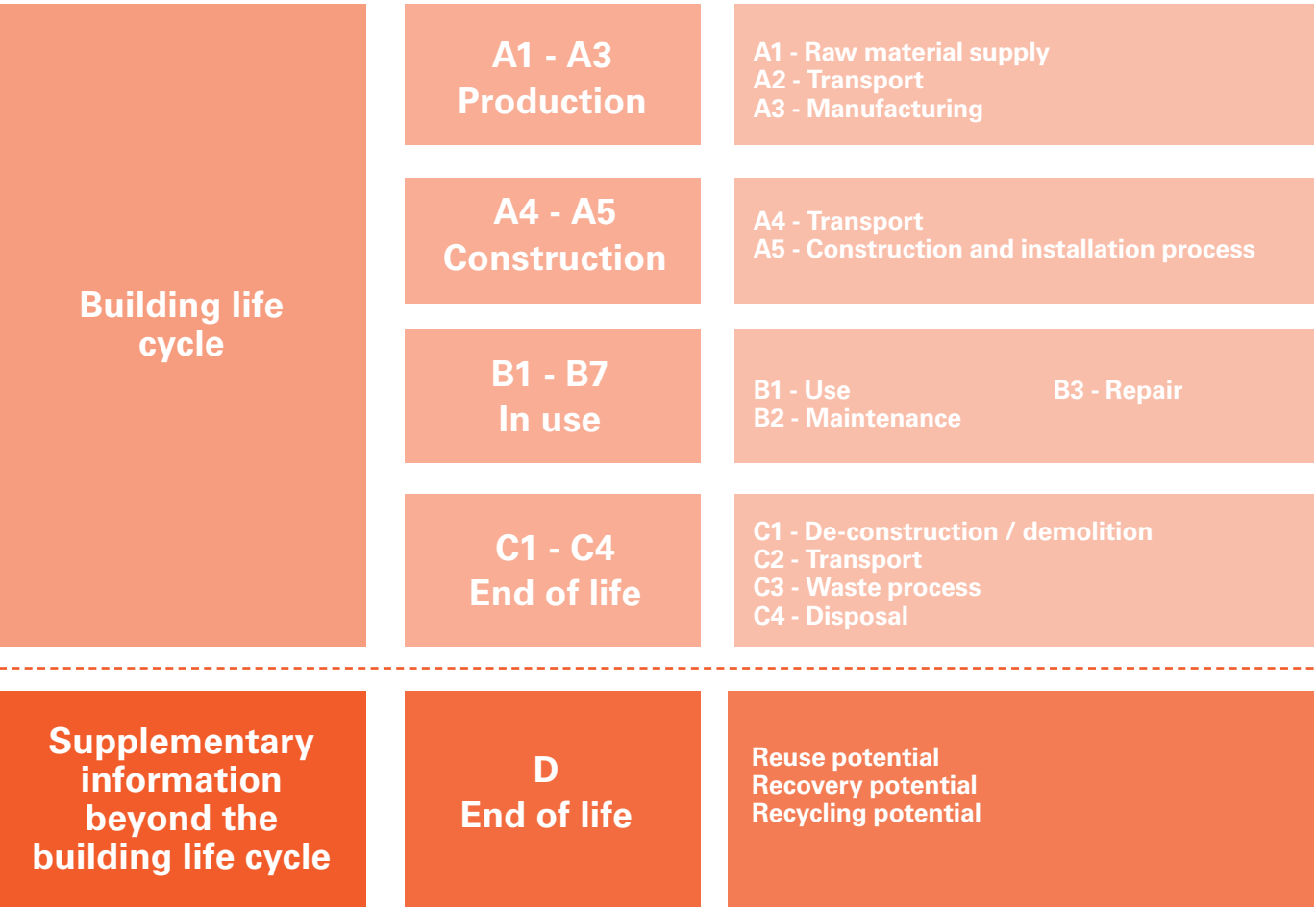
Whole Life Carbon

In line with the National Planning Policy Framework (2023), London Plan (2021) and LBS Local Plan (2022), the proposal seeks to deliver a net carbon zero scheme once built/operational to minimise the development’s contribution to climate change.

Whole life carbon emissions are the emissions resulting from the construction and the use of a building over a 60 year longevity, (60 years is the assessment metric) through four ‘life-cycle modules’ stages, illustrated on the adjacent graphic.

The undertaken assessment using One Click LCA, showcases that GLA requirements are met, as detailed in the adjacent table which illustrates the predicted whole life carbon (WLC) of the proposal. Due to the lack of buildings suitable for retention, Berkeley Homes have committed to reuse 20% of existing building materials within the new development and recycling the remaining existing materials off-site.

Refer to the accompanied updated Sustainability Statement (ref. AC08A) and updated Whole Life Carbon Assessment (ref. AC09A) which details the carbon saving measures employed, including the reuse of 20% material from the existing site, the specification of GGBS (ground granulated blast-furnace slag) content in the cement, use of recycled steel, incorporation of the simplest structural grid possible with low carbon structures and bespoke slab reinforcement.



Life-cycle modules (A-D)

	Project kg CO ₂ /m ²	WLC Benchmark	Aspirational Benchmark
Modules A1 - A5 (excluding sequestered Carbon)	556 kg CO ₂ e/m ² GIA	<850 kg CO ₂ e/m ² GIA	<500 kg CO ₂ e/m ² GIA
Modules B - C (excluding B6 and B7)	310 kg CO ₂ e/m ² GIA	<350 kg CO ₂ e/m ² GIA	<300 kg CO ₂ e/m ² GIA
Carbon Sequestering	-13 kg CO ₂ e/m ² GIA	n/a	n/a
Total for A1-A5 & B-C (including sequestered carbon)	853 kg CO ₂ e/m ² GIA	<1,200 kg CO ₂ e/m ² GIA	<800 kg CO ₂ e/m ² GIA
Total for A-C (including B6, B7, and sequestered carbon)	1,213 kg CO ₂ e/m ² GIA	n/a	n/a

Table showing preliminary WLC results and targets for the Aylesham scheme

Energy strategy

The GLA’s Energy Assessment Guidance, supported by the NPPF (2023) and LBS Local Plan (2022) states that major developments are expected to maximise on-site renewable energy generation and achieve net zero-carbon by following the adjacent energy hierarchy.

The proposal seeks to minimise contribution to climate change via a design-led approach and specification to achieve net carbon zero once built/operational by employing strategies to reduce the need for energy (lean); supplying energy efficiently (clean); and generating renewable energy on-site (green).

Heating

The development proposes a fully electric approach with a 35% on site reduction over Part L 2013 requirements. The proposal incorporates Air Source Heat Pumps to supply space and water heating to commercial and residential units, and Mechanical Ventilation Heat Recovery units to provide apartment occupants access to fresh air with the least energy impacts.

Be Lean - Minimise Energy Demand

The reduction in need for energy will be achieved through the integration of heat recovery ventilation systems, where appropriate, introduction of high efficiency LED lighting and the optimisation of the building fabric thermal performance, proposed as follows:

- External walls – 0.18 W/m²K
- Ground floor -0.12 W/m²K
- Roof – 0.13 W/m²K
- Windows/Doors – 1.2 W/m²K
- Air leakage – 5m³/hr/m²@50Pa

Be Clean – Heat Network

Refer to accompanied Energy Strategy (ref. AC07) which details the proposed internal heat network based on ASHPs to meet the developments heating demand and exceeds the GLA Carbon Savings benchmark values.

Be Green - Renewable Energy Systems

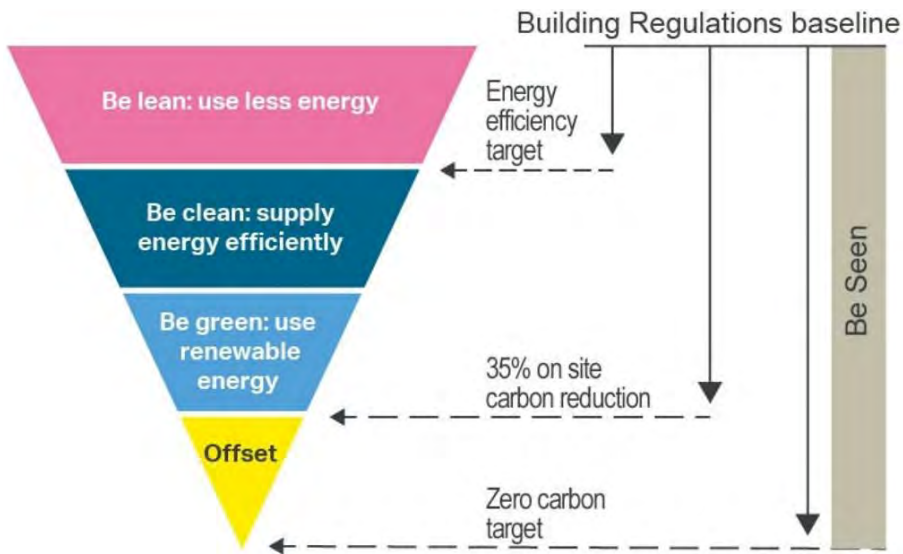
Refer to accompanied Energy Strategy (ref. AC07) which details the additional Low and Zero carbon technologies proposed.

Be Seen - Monitoring and Reporting Energy Usage

Berkeley Homes has made the commitment to report on the Be Seen Approach.

District heating network

A study of the London Heat Networks database identified two potential heat networks near the project: Southwark-Peckham Heat Network (nearest to the project site), and SELCHP Heat Network (relatively near to the project site). The strategy includes centralized heating generation with provisions for future connection to these heat networks. The Be Clean will be considered as the local heat network for each block presented in the Be Green stage where the heating is provided via Air Source Heat Pump.



GLA Energy Assessment Guidance energy hierarchy

Overheating mitigation strategy

The National Planning Policy Framework (2023), supported by the Local Plan (2021) and LBS Local Plan (2022), identify climate change as one of the greatest challenges facing our society and set out how developments must adapt to mitigate against this challenge. Taking into account climate change predictions over the life time of the building, a design must therefore ensure the reduction of overheating risk, minimise the urban heat island effect, and avoid creation of adverse local climatic condition.

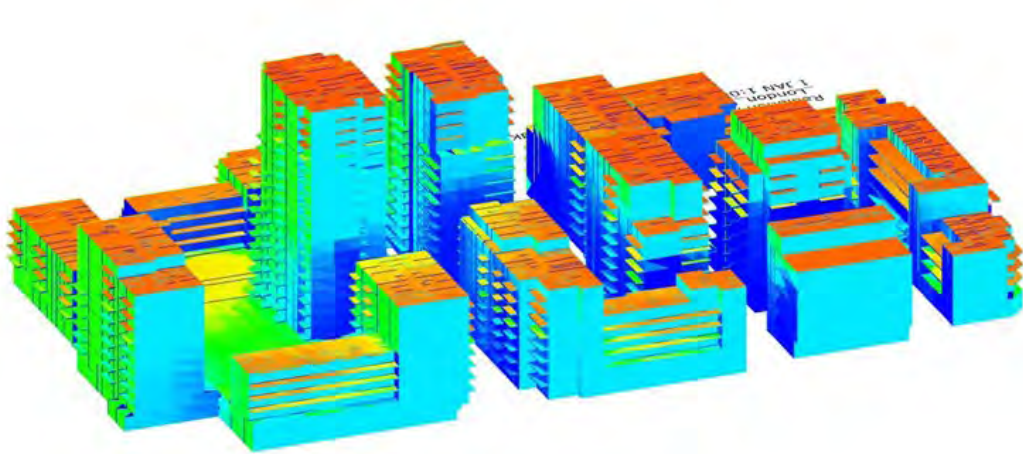
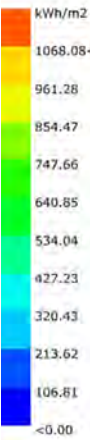
The proposal’s building orientation, technical specification, (such as thermal mass and insulation, green roof and facade approach) seeks to reduce the risk of overheating.

Overheating risks were identified for each buildings according to the facade orientation and the facade approach informed by the proposed mitigation measures, which included the specification of glazing with appropriate g-values, shading, albedo and fenestration amendments. In order to maintain acoustic comfort, a standard MVHR strategy is proposed to meet CIBSE TM59 requirements whilst mitigating overheating risks within the units.

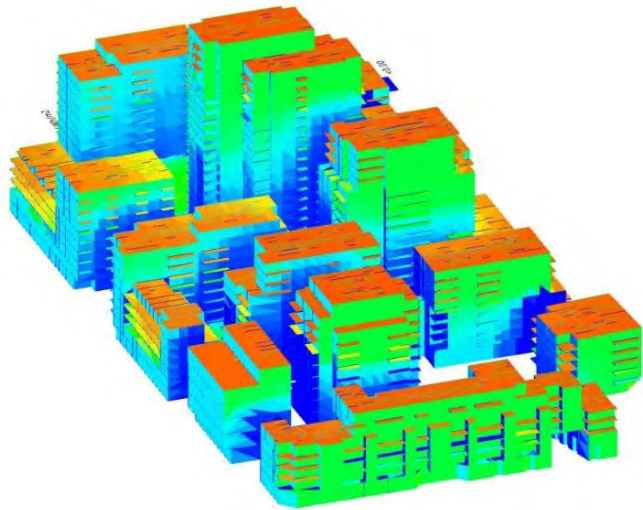
Through the use of MVHR, passive ventilation and high ceiling heights, the development is designed as an energy efficient proposal which seeks to minimise and manage the generation of internal heat.

Refer to the accompanied Environmental Statement Addendum (ref. AC18A), updated Sustainability Statement (ref. AC08A), and the Internal Daylight and Sunlight Assessment Addendum (ref. AC17A) which detail the design’s approach to thermal control, ventilation strategies, facade design and acoustic approach.

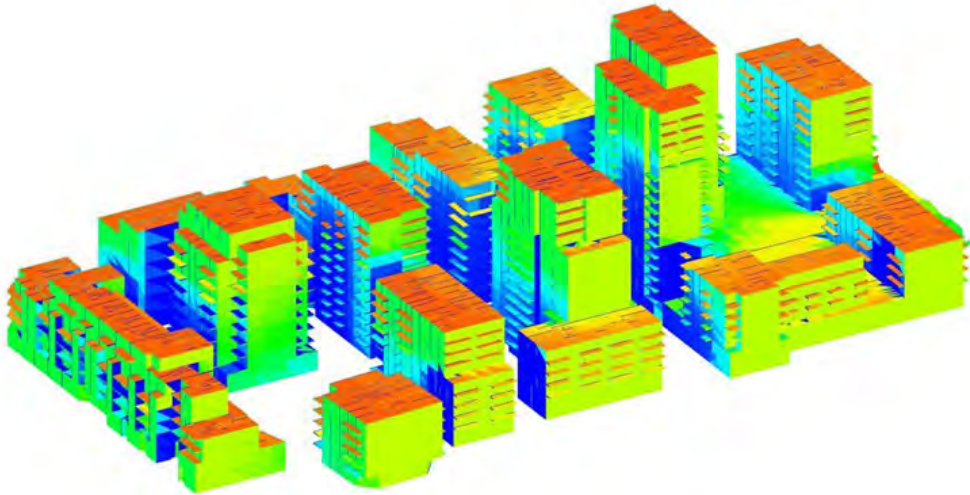
Overheating assessment of proposal



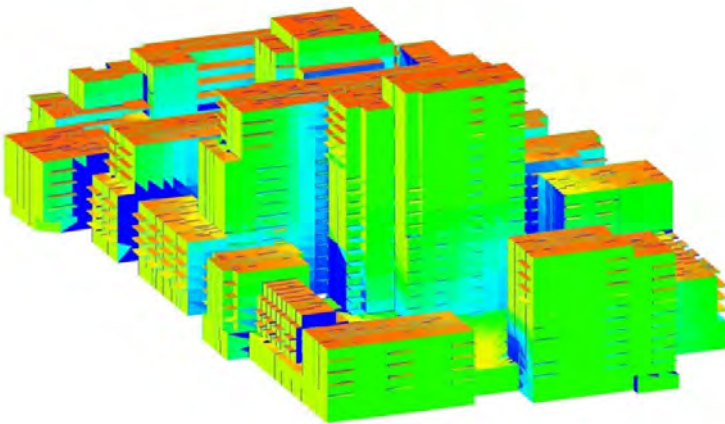
Northern facade



Western facade



Southern facade



Eastern facade

Wind

Policies D8 and D9 of the London Plan (2021) and policy P56 of the LBS Local Plan (2022) state that buildings should be of high quality and enhance, activate and appropriately frame the public realm, creating a comfortable pedestrian environment with regard to shade, shelter and seating, with attention on micro-climatic considerations such as temperature and wind, in order to encourage people to spend time in a place and not compromise comfort and enjoyment of open spaces around the proposals.

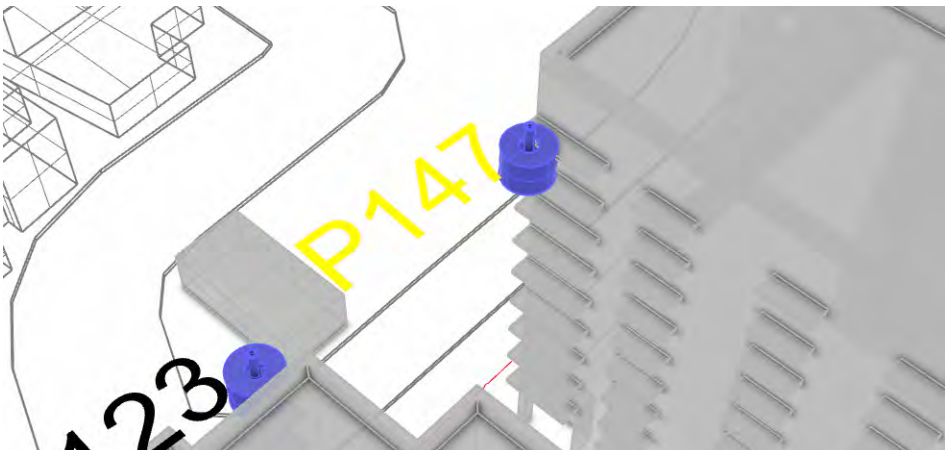
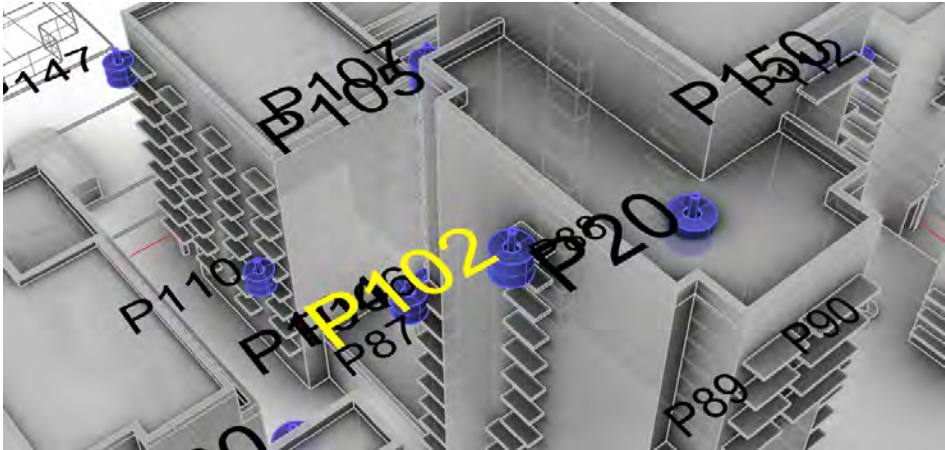
A Computational Fluid Dynamics desk-based review was conducted to provide initial insight into the expected wind conditions of the application site, informing the development of the scheme and landscape approach.

A wind tunnel study of the proposed development was conducted to assess the wind micro-climate around the scheme, focusing on the suitability of wind speeds for the intended usage in terms of pedestrian comfort and safety for the following configurations:

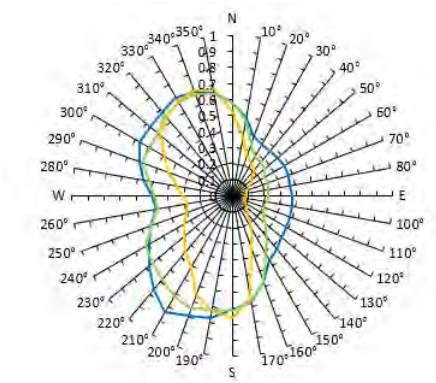
- Existing site and surrounds (baseline conditions)
- Interim phase of proposed development with existing surrounds
- Completed proposed development with existing surrounds
- Completed proposed development with existing surrounds and proposed landscaping

Localised perimeter screens are proposed to mitigate the instances of adverse wind safety, solely occurring at podium level near the base of building M. The identified instances of adverse comfort wind conditions are mitigated through the introduction of solid balustrades of appropriate height to some balconies and high parapets to some of the roof level communal amenities (these are not included in the proposed design and will be addressed post submission). An updated amendment has also ensured that building M’s accessible terrace is designed to provide a comfortable environment that is sheltered from dominant winds. It is therefore considered that all areas of the proposed development will be safe for its intended usage.

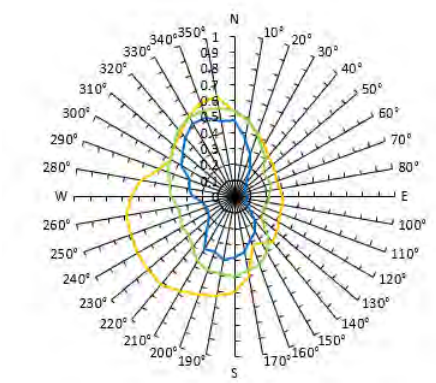
Refer to the accompanied Environmental Statement (ref. AC18A), detailing the year/round safety and seasonal comfort criteria the wind speed measurements which are compared with the criteria for year-round safety and seasonal pedestrian comfort.



Following the wind tunnel testing, two locations on buildings L and M were identified as needing further wind mitigation measures. Side screens to a height of 1.8m made of imperforate metal will protect the balconies from the prevalent wind blowing on a North-South axis. The accessible terrace on building M was updated to provide an environment that is comfortable and sheltered from dominant winds.



Results for P102 (rooftop of block M)



Results for P147 (corner balconies block L)



Example of screen for Wind Mitigation: Solid side panel to standard height



Example of screen for Wind Mitigation: Perforated panel to standard height and side screen over 1.8m in height.



Water strategy

The London Plan (2021) and LBS Local Plan (2022) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible, and that there should also be a preference for green over grey features.

The development proposes the implementation of appropriate sustainable sewage, flooding and rainwater strategies (SuDs) to attenuate surface water run-off during peak water discharge and mitigate the risk of localised flooding, water course pollution.

Reducing and managing flood risk

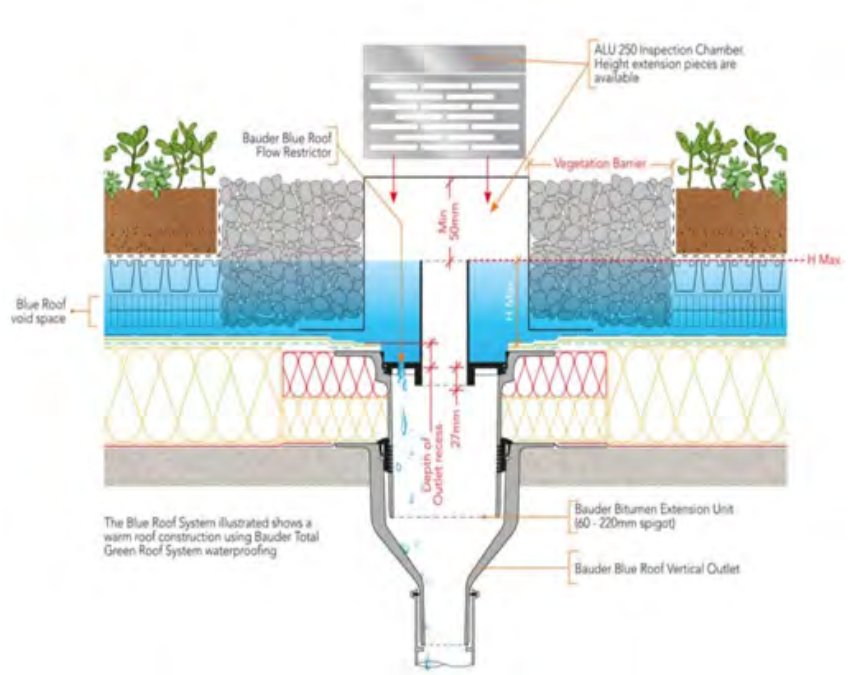
The application site is located in Flood Zone one and is not affected by fluvial or tidal flooding. A small area of ponding with up to high flood risk associated with surface water flooding has been identified in the centre of the site, where Aylesham Gardens is proposed. The accompanied Flood Risk Assessment has concluded that the associated risk will be mitigated through the drainage strategy and is not considered to have an adverse impact on the site.

Sewage and rainwater management

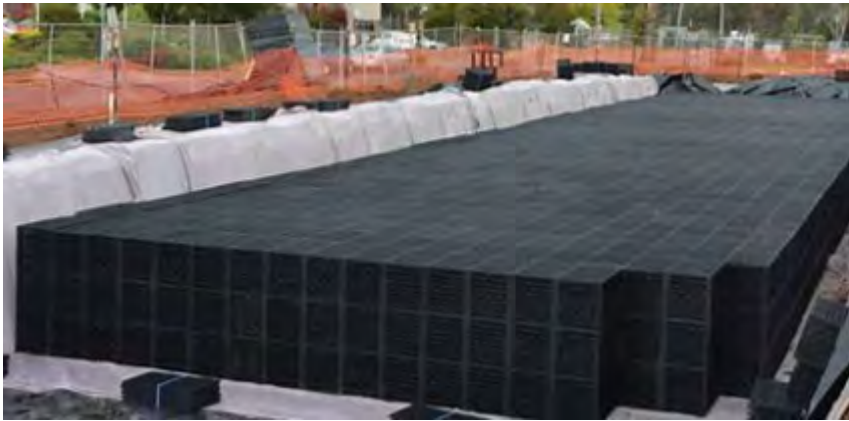
The proposal seeks the redevelopment of a brownfield land site which is largely defined by a tarmac paved carpark. Sustainable sewage, flooding and rainwater strategies (SuDs) are proposed, where appropriate, to ensure a decrease in rainwater runoff and the treatment of grey water generated on site.

The proposal seeks to reduce the amount of rainwater runoff, whilst increasing biodiversity and water retention on site via the implementation of permeable hard-scape, perennial planting, and green roofs. In addition, the incorporation of blue roofs, designed to hold water on the roof and slowly discharge it to the building drainage system, and attenuation drainage cells, designed to store the rainwater from the roofs and slowly discharge it to the main off-site drainage system, will assist with preventing the off-site drainage system being flooded.

Refer to the ‘Landscape’ section within this report and the accompanied Environmental Statement Addendum (ref. AC18A), updated Sustainability Statement (ref. AC08A), and the updated Flood Risk Assessment (ref. AC19A) demonstrating the proposed strategies.



Blue roof detail



Attenuation drainage cells

Transport strategy

The proposed development is located in an accessible location that is well-connected to jobs, services, infrastructure and amenities by walking, cycling and public transport, which minimises the need to travel longer distances and promotes sustainable modes of transport.

Through a S106 agreement, the scheme will be a car-free development in line with NPPF (2023), London Plan (2021) and LBS Local Plan (2022).

Basement carpark

The Morrisons carpark is proposed at basement level with 140 car parking spaces, of which eight are blue badge holders, eight parents and children spaces and 22 EV charging spaces. In addition, five residents’ blue badge spaces are proposed with separate access.

Cycle stores

The cycle stores provided include both horizontal and vertical bicycle storage to cater for everyone, regardless of mobility. 1,520 residential long stay cycle spaces are provided within these stores. Short stay cycle spaces will be provided throughout the public realm, totalling in 256 spaces.

Refer to the accompanied Transport Assessment Addendum (ref. AC06A), ‘Landscape’ and ‘Access, transport and servicing’ sections within this report which detail the design of car and cycle parking, streets and routes through the site, loading bays, off-site transport improvements and forecasting the generated movement from the development.

Biodiversity net gain (BNG)

The Environment Act 2021 states that new developments are required to achieve a 10% BNG. BNG is a strategy that facilitates development whilst ensuring the proportionate protection of natural resources and contributing to their recovery. It is calculated by comparing the existing and proposed habitat condition.

Baseline habitats

The baseline habitat was typical of an urban environment, comprising buildings and hard-standing, introduced shrub and scattered trees in poor condition.

Proposed Development

Green roof habitat including biodiverse, intensive and brown roof habitat has been proposed. The public realm includes shrub and perennial planting, amenity grassland, green walls, and trees, with species enhancements such as nest boxes for birds, roost boxes for bats and nesting aids for invertebrates.

Biodiversity Net Gain

The proposal achieves a BNG of 106.11%. Refer to the updated Biodiversity Net Gain Report (ref. AC23A) demonstrating the proposed development exceeds the BNG increased stipulated as per the Environment Act 2021.

Urban greening factor

Policy G5 from the London Plan states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. Tailored to local circumstances, each borough should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution.

The development seeks to maximise urban greening across all levels by incorporating permeable paving to the ground floor, perennial and intensive vegetation with small to medium sized trees, and incorporating intensive green and brown roof systems to boost local ecology, providing habitat which complements the neighbouring woodland.

The proposal, located at the heart of an urban town centre environment, achieves a score of 0.38. Refer to the 'Landscape' section within this report.



Landscape

6.

Landscape masterplan

This update has been prepared by Gillespies LLP to accompany an application for full planning permission being submitted by the Applicant, Berkeley Homes (Capital) Plc, to the London Borough of Southwark (LBS), and to account for changes to said planning application submitted to the LBS on 15 July 2024 (LBS ref. 24/AP/2074). It will describe the landscape concept proposals for the site through rendered plans, CGI views, sections and precedent mood imagery. This chapter also includes landscape strategies which explain the layers of landscape; including connections, hard materials, lighting and soft landscape.

The purpose of these amendments is to address comments received from statutory consultees, London Borough of Southwark Planning and Design Officers and the wider public since submission. Throughout the document, updated texts and figures have been highlighted with blue frames as seen on this page. The landscape information provided remains largely as submitted with minor tweaks as follows:

- GLA play calculations have been re-run against the updated accommodation schedule and resulted in a reduction of play area requirements.
- As a result of the changes to the play provision the open space figures have been adjusted.
- Existing tree numbers have been corrected in line with comments from LBS Urban Forester.
- Proposed tree species have been adjusted in line with comments from LBS Urban Forester.
- Minor adjustments to the ground floor layout in order to accommodate for shifting door positions.

The scheme will provide over 10,240 sqm of public realm space at ground floor, including a variety of green spaces for residents and visitors to enjoy. Play spaces will be provided on the ground floor and resident garden podiums. A total of 350 new trees are proposed to be planted inside the planning boundary along with over 5,500 sqm of green roof planting.

The public realm spaces of the proposed development will have a character that is distinct to the site and that harnesses the vibrant and creative energy of Peckham. The site will be welcoming and verdant, balancing relaxing spaces to recharge with livelier spaces reflecting Peckham's unique character. The site is to be made open and accessible, improving connectivity with the surrounding streets, stitching the site back into the urban fabric and creating new routes to Rye Lane, Peckham High Street, Peckham Bus Station and the residential neighbourhoods to the east and south.

The landscape provides for all the users on site including new and existing residents, visitors, local workers, and the wider community, offering a variety of mentally restorative outdoor spaces of different scales and functions to enable access to nature, sunlight, fresh air and stimulating and seasonally changing environments.

The proposals promote biodiversity and habitat creation at all levels of the masterplan; including planting at ground level to maximise pollinator attracting species, and large-scale tree planting connecting a mid-level tier and providing a significant green roofscape for use of both people and wildlife. This tiered approach provides a network of habitat corridors that connect with surrounding green spaces.

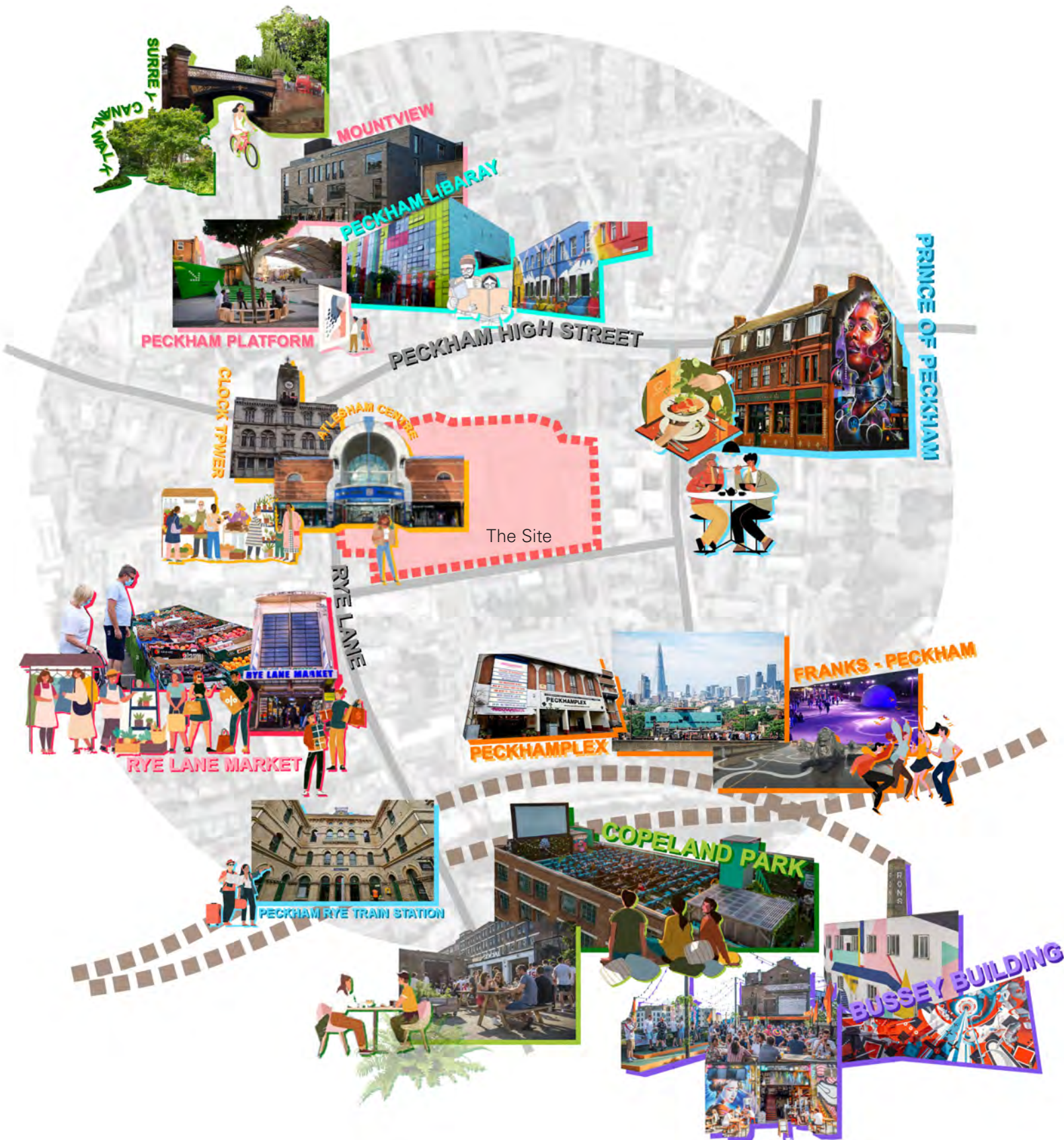


Local character

The following pages are an abridged version of the full Landscape Design and Access statement produced by Gillespies, for further details refer to full document; 'Appendix 1. Landscape Design and Access statement'

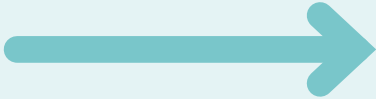
The local character of Peckham is extremely diverse and vibrant. It is both a beloved neighbourhood by its residents as well as a popular destination for visitors for its art scene, food, and notable bars / events venues. The diagram / collage to the right shows the locations of various popular streets and spaces within Peckham. Understanding the character of these spaces will be key to integrating the Proposed Development with its urban context.

Peckham's identity is enriched by bold, colourful murals, vibrant spaces, and re-imagined event venues. These spaces surround food and beverage retailers, as well as stalls selling produce that caters to a diverse cultural background.

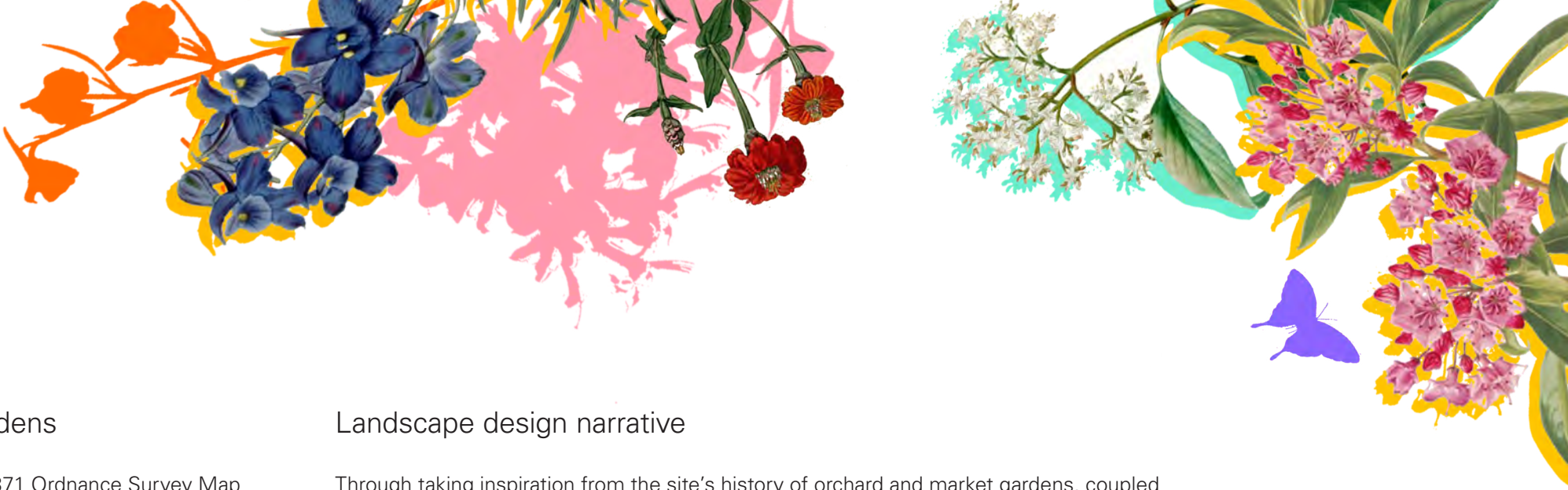


Translating existing Peckham spaces to the landscape

We have identified five key activities which have a unique expression in the urban fabric of Peckham. These primarily exist in indoor or roof spaces and we have identified the key components of these which could be expressed in open spaces broadening the use and creating a greener Peckham.

Socialise				Components • Lawn space • Opportunities for picnics, outdoor activities (e.g. yoga classes) • Raised edge for seating
Work				Components • Communal table for meetings / workshops • Nestled into planting • Opportunity for tech integrations
Dine				Components • Spill out tables and chairs to flexible retail, leisure and commercial units • Buffer planting to separate from pedestrian environment • Opportunity for tree planting
Play				Components • Opportunity to integrate playful colours and textures • Opportunity to integrate into planting • Multi-generational play
Rest				Components • Opportunity to integrate playful colour and textures • Opportunity to integrate into planting • Variety of seating typologies

Design narrative



The site’s rich history of orchards and gardens



- 1871 Ordnance Survey Map shows the Aylesham Centre site populated with orchards and gardens
- A patchwork of orchards and market gardens surrounded the site, which grew produce for sale locally and to the heart of the city of London to the north

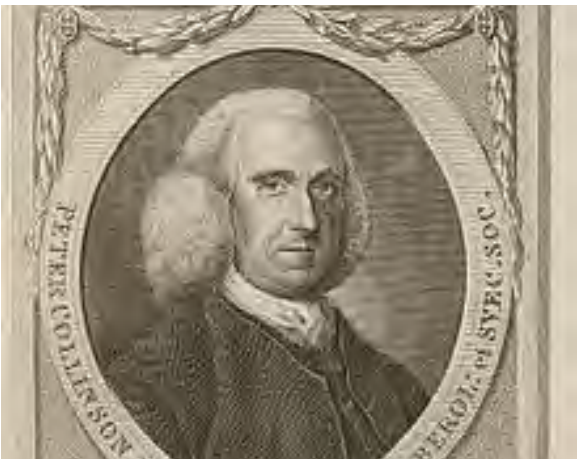
Landscape design narrative

Through taking inspiration from the site’s history of orchard and market gardens, coupled with the influence of Peter Collinson’s work within Peckham’s history, the design intent is to infuse a botanical influence within the design.

The aim is to create a verdant, colourful, and beautiful destination where visitors and residents of Peckham can enjoy being outdoors whilst still experiencing the vibrant and quirky energy that is characteristic of Peckham.

The forms within botanicals were used as a starting point to develop a strong form language within the design, and was carried through into the details of the paving, furniture and planting.

Peckham botanist Peter Collinson



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

Design pillars

History + Present = Future

Rich biocultural and green history

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

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



Landscape design pillars



1. Enhance public activation

Defines the key meeting places and visual markers throughout the masterplan. Public activation elements will be destinations which act as a way finding tool throughout the site, creating hotspots for activities.

These markers will help build strong local communities and activate all areas of the masterplan in various ways. Ensuring clear connections and ease of movement to and from all areas of the masterplan will unlock the site and activate the spaces.



2. Create a place of wonder

Small interventions which act as wayfinding elements and destinations while contributing to making the masterplan a unique and diverse place.



3. Strengthen Peckham's green infrastructure

Establishes a hierarchy of green spaces, green links and a baseline for functioning natural ecosystems which set the scene for the public realm's identity across the masterplan. The green infrastructure is the base layer that all other layers will build on to bring the masterplan to life.

6.1 Landscape masterplan

Ground floor masterplan

The landscape masterplan unifies the site through a robust and diverse public realm canvas that stitches the proposed development into its surroundings while new routes re-addresses the site to its immediate context and local streetscapes.

The landscape aims to provide for the various users of the site through a series of interlinked spaces with different roles and functions, all of which are designed around the idea of creating vibrant green spaces and are unified by a strong planting approach.

An East-West green route 'The Garden Walk' extends through the site to provide access from Rye Lane to the proposed supermarket via the new Aylesham Gardens which forms the central green space of the proposed development. Aylesham Gardens is programmed to correspond to the adjoining building uses and users and offer much needed green open space and activities to a much larger community within this part of Peckham.

In the northern part of the site Peckham Yards creates a network of vibrant and fun new yard spaces building on the commercial and leisure uses in this part of the proposed development offering flexible spaces for events. The strengthening of a north-south link is crucial within the pedestrian hierarchy. It is created through the use of the Green links and is a requirement of the site allocation.

The edges of the site integrate and improve the surrounding streetscapes by knitting the site into the urban fabric through improved streetscape paving and planting.

Key

1

2

3

4

5

6

Site boundary

Aylesham Gardens

Green Link

Floral Walk

Peckham Yards

Discovery Garden

Supermarket entrance

X

7

8

9

10

11

Building number

Indicative bus station improvements

Retained existing trees

Hanover Park

Connection to Rye Lane

Mckerrell Road

99

The Aylesham Centre
Design and Access Statement

Upper levels masterplan

Residential courtyards

Landscaped courtyards at podium level provide an inviting place for residents to rest, play and engage with nature. Generous sculpted lawn areas are provided where sunlight allows, surrounded by diverse planting and offering a range of seating opportunities for social gathering and more intimate relaxation.

Residential roof terraces

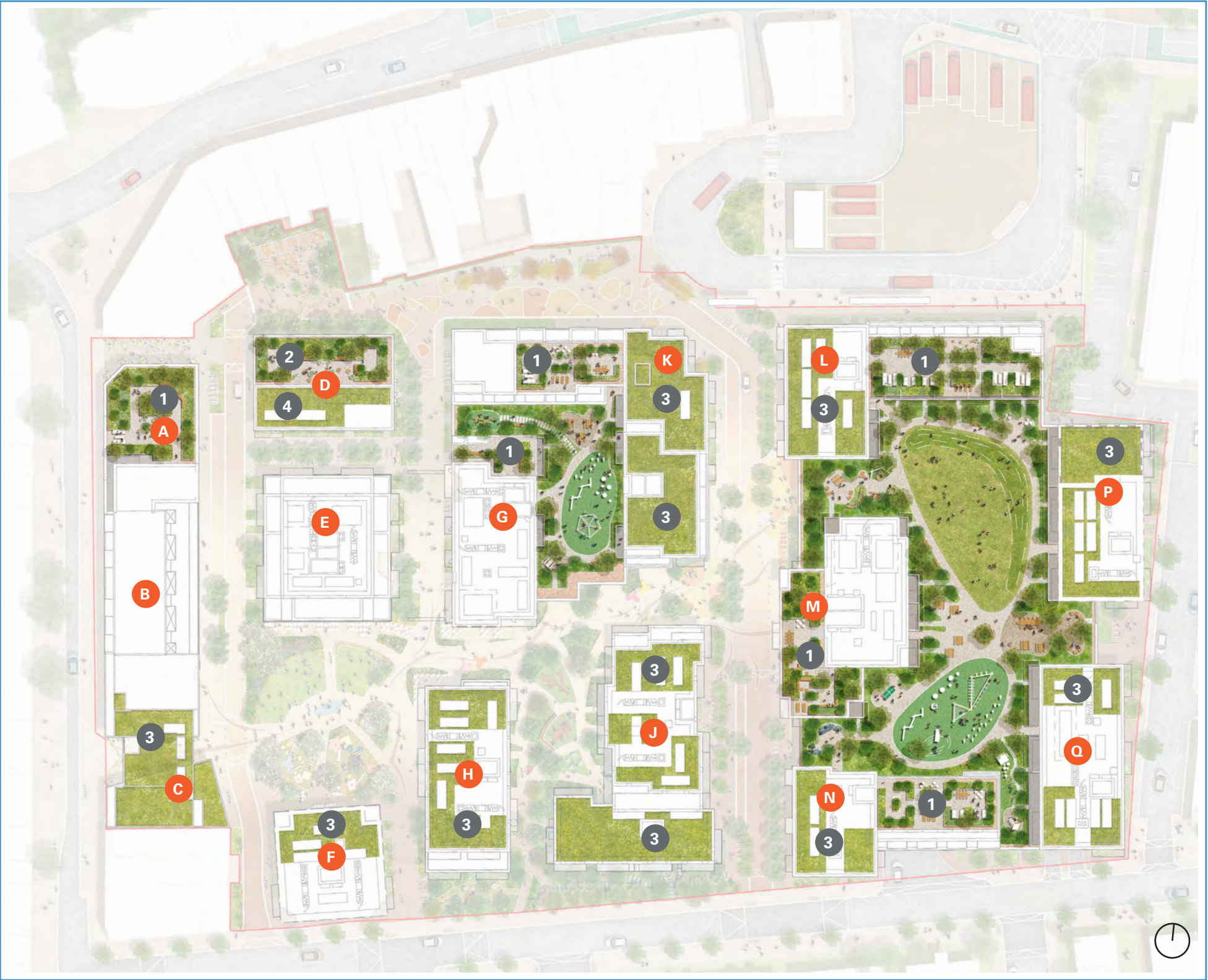
The landscaped roof terraces provide further communal space for residents of that building. This includes places to socialise, peaceful seating areas among planting, and grow gardens giving an opportunity for residents to grow plants.

Biodiverse roof

A combination of biodiverse green and brown roofs help to boost the local ecology, providing habitats which complement the ground and podium level planting.

Key

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



6.2 Landscape character areas

The landscape is divided into four character areas:

- Garden Walk
- Green Links
- Peckham Yards
- Roof Landscapes

The distinctive character areas add diversity and interest across the site, creating a journey between them and providing for a range of spaces with different functions and experiences. The different character zones are connected by the central premise of providing verdant, welcoming spaces that foster well being and community opportunities, as well as through complementary materials and planting palettes.

Key

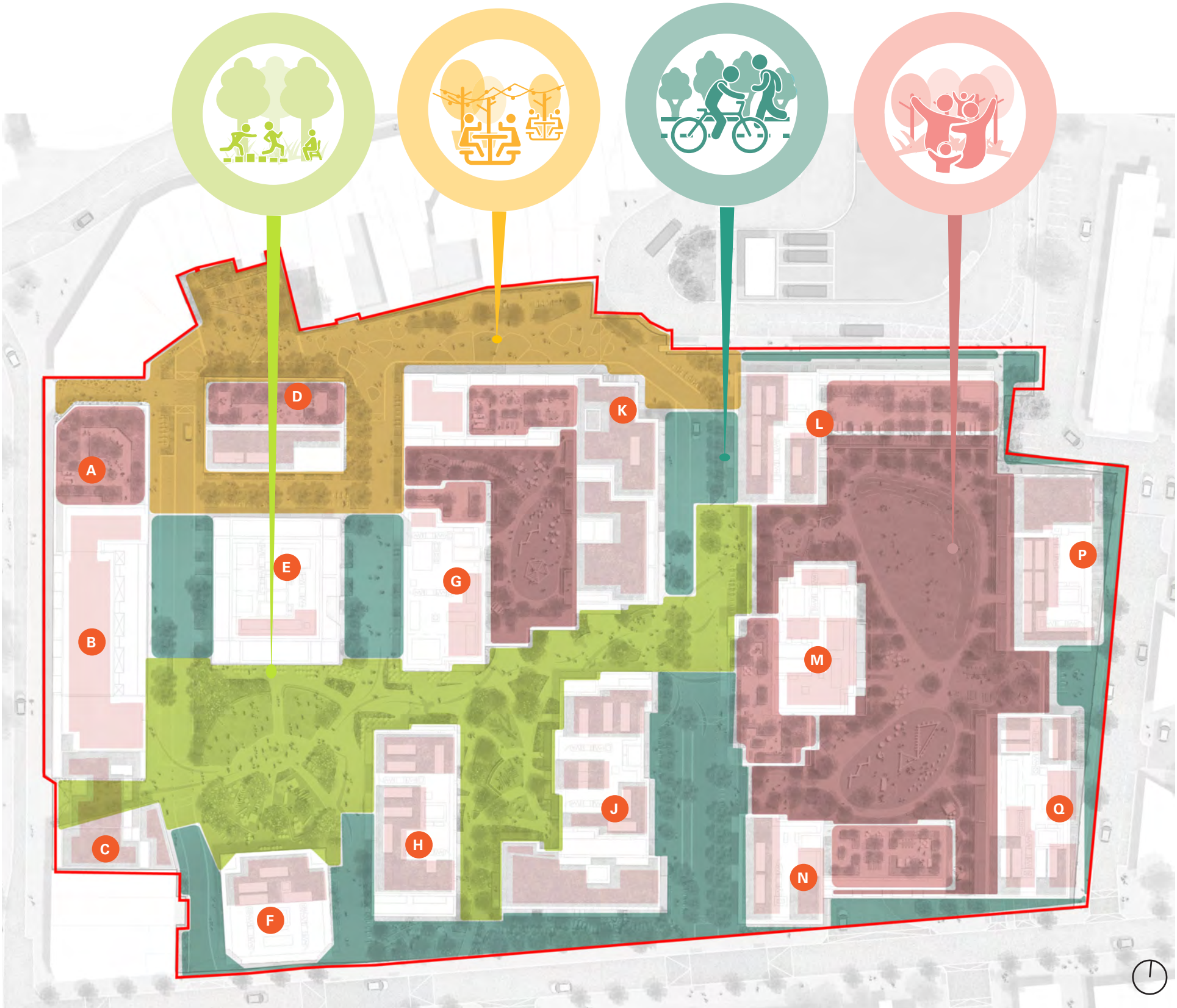
Garden Walk

Peckham Yards

Green Links

Roof landscapes communal and biodiverse

 Building name



Ground floor character areas

The ground floor is arranged in a series of public realm spaces based on function and location, and will provide the masterplan with a variety of experiences and uses to offer the public. The planting and tree typologies in particular will help to differentiate one space from another, as well as the use of site furnishings. The design and names of the public realm spaces draw on the botanical influence as previously described as part of the site’s history. The colour coding shows the character areas.

Key

Garden Walk

Peckham Yards

Green Links

X Building Name

