July 2024

The Aylesham Centre, Peckham

Statement of Community Involvement

Document reference: AC14

kanda



Berkeley

Designed for life

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1.0 Executive Summary

1.0 Executive Summary

1.1. This Statement of Community Involvement has been prepared by Kanda Consulting to accompany the application for full planning permission submitted by the Applicant, Berkeley Homes (Capital) Plc, to the London Borough of Southwark (LBS).

1.2. An application for full detailed planning permission is being submitted for the following development:

Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated basement car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works

1.3. In Autumn 2021, the Applicant appointed Kanda Consulting, a specialist public consultation company, to undertake the community and stakeholder consultation as part of the pre-application process. This report sets out the community and stakeholder engagement undertaken, and how comments received have been considered and informed the proposed scheme for which the Applicant seeks full planning permission.

1.4. From Early 2022 to Winter 2022/2023, the Applicant undertook community and stakeholder consultation to understand the local needs and aspirations of local residents, community groups, businesses or visitors to the area in order to set design principles for the redevelopment. In this period a preferred masterplan was presented to the community.

In Spring 2023, after careful consideration of feedback on these previous proposals for the site and in consultation with Southwark Council, the Applicant prepared a new design brief for the Site and selected a new design team.

Between Summer 2023 and Summer 2024 the Applicant conducted a consultation programme seeking to understand what the local community view as the unique character of Peckham, to inform the approach to the Proposed Development. The Applicant and project team sought to proactively engage with sections of the local community that are seldom heard in consultations and those who possess protected characteristics, including young and older people, those with disabilities and Black and Minority Ethnic (BAME) residents.

In Spring 2024, the Applicant presented and gathered feedback from consultees on the developed design proposals for the redevelopment of the Aylesham Centre.

1.5. This document refers to the pre-application consultation process undertaken both before and after this new design brief for the site.

1.6. The Site is located within Peckham town centre, within the administrative boundary of the London Borough of Southwark ('LBS') (the Local Planning Authority ('LPA')) Rye Lane bounds the Site to the west, Hanover Park to the south and Mckerrell Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.

1.7. The Site accommodates the Aylesham Centre alongside an associated surface car park (353 spaces), service yard, and petrol filling station.

The Aylesham Centre comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket.

1.8. Further information on the Site and the planning rationale that underpins the Proposed Development and to demonstrate its acceptability in planning terms can be found in the Planning Statement which has been prepared by Avison Young.

1.9. The objective of the consultation was to provide a full pre-application consultation with neighbours of the Site, the local community and key local stakeholders, in line with the LBS's requirements.

1.10. A series of public consultation activities have taken place to present the Proposed Development to local residents and stakeholders. This has taken place in conjunction with pre-application discussions with LBS.

1.11. This document demonstrates that the developer has compiled with the requirements as set out within LBS's Statement of Community Involvement, and its Development Consultation Charter (December 2022).

1.12. Pre-application engagement on the proposed redevelopment of the Aylesham site began in 2021, with extensive public consultation taking place prior to the adoption of the Development Consultation Charter (DCC) in December 2022. The proposed approach to engagement on the proposals for the site was discussed with Council officers from the outset of the pre-application process and input has been sought on an ongoing basis from local stakeholders - including Aylesham Community Action - regarding the approach to stakeholder and community engagement.

1.13. Printed and online media have both been used to advertise the consultation and raise awareness about the project.

1.14. Consultation on the proposals developed from the early vision for the Site to the detailed design of the final submission.

Consultation Period	Consultation Objective(s)
Early 2022 Consultation	• To understand the needs and aspirations of local residents, community groups, businesses or visitors to the area in order to set design principles for the redevelopment. • To receive feedback on the retail, hospitality and leisure offer, and landscaping and public realm.
Summer 2022 Consultation	• To build on the momentum of earlier engagement. • To share and gather feedback on the emerging development principles, non-residential ground-floor uses and features for the development of the Aylesham Centre. • To outline the opportunities and constraints of the Site and gain feedback on these elements of the proposals such as bus routes.
Winter 2022-23 Consultation	• To share the proposed masterplan for the Site, seeking to help the community understand the

	masterplan's design approach and relation to surrounding areas. • To hear views on the proposed public open spaces, landscaping and routes in the masterplan. • To discuss the non-residential use for the Site, such as shops, leisure and community facilities with the community.
Autumn and Winter 2023 Consultation	• To introduce the new design team and share their work on understanding the local area and its business ecosystem. • To demonstrate how community feedback led to a change in design team and approach to the Proposed Redevelopment. • To present early design principles and approaches for the redevelopment for feedback, to inform ongoing design work. • To proactively engage with sections of the local community that are seldom heard in consultations and those who possess protected characteristics, including young and older people, those with disabilities and Black and Minority Ethnic (BAME) residents. • To understand what the local community view as the unique character of Peckham.
Early 2024 Consultation	• To continue to proactively engage with the seldom heard and those with protected characteristics to ensure they are part of the consultation process, including young and older people, those with disabilities and Black and Minority Ethnic (BAME) residents. • To present developing design principles and approaches to sustainability, buildings and views for feedback to inform the design proposals. • To share how feedback from all key stakeholders and the wider community – including engagement with seldom heard groups – was informing the design proposals. • To understand the local community's aspirations for the redevelopment of the Aylesham Centre. • To share information about the Applicant's investment and engagement in local skills and training.
Spring 2024 Consultation	• To thank the community for their continued engagement. • To present and gather feedback from consultees on the developed design proposals for the redevelopment of the Aylesham Centre. • To indicate how previous feedback received from the consultation process had informed the

	Proposed Development ahead of a detailed planning application to LBS. • To share information about the Applicant's investment and engagement in local skills and training. • To share timeline of construction and information on construction management approach. • Share information about the Applicant's investment and engagement in local skills and training. • Share timeline of construction and information on construction management approach. • Share information on design materiality and the different character areas within the Proposed Development.

1.15. Activities undertaken as part of the consultation process included:

- **162** meetings with local political, community and business stakeholders.
- A dedicated consultation website - **www.theayleshamcentre.community** - was launched in **February 2022**, providing information on the proposals and hosting a series of blogs and feedback surveys, offering consultees the option to automatically translate information regarding the Proposed Development into other languages.
- **Seven** printed newsletters sent to over **8,300** addresses throughout the course of the consultation process. (Over **58,000** newsletters issued from **2022-2024**).
- **Six** adverts placed in local media outlets (Southwark News, Peckham Peculiar and South London Press) raising awareness of the proposals and consultation website to thousands of readers and sharing details of the events.
- **Eleven** social media adverts (via Facebook and Instagram) in the SE15 2, SE15 3, SE15 5 and SE15 6 postcodes throughout the consultation process, raising awareness of the proposals and consultation website, and inviting people to the events.
- **51** blogs / news articles published on the consultation website on a variety of different themes to provide information on the proposals as they developed from the conceptual stage to detailed designs, design team and consultation process.
- **43** E-newsletters to a mailing list of **575 subscribers**, as of July 2024.
- **Eleven** feedback surveys available online and as hard copy. Where survey responses are detailed throughout the document, answers are given as percentages for close-ended questions and values for open-ended questions.
- **20** public consultation sessions held at or in prominent locations near to the Aylesham Centre, with members of the project team available to answer questions, and opportunities to provide feedback on the proposals.

- **Five** Community Champions Panel workshops, providing the project team the opportunity to engage with parts of the local community that are seldom heard.
- **Nine** door knocking sessions in the local area.
- **Nine** pop-up sessions, held in and around the Aylesham Centre, informing those who live, shop in or visit the area near the Site.
- **An** online consultation webinar, providing an opportunity for those unable to make the in-person events held at the Aylesham Centre or near the Site.
- **Two** public presentations by the architects of the masterplan held on Site in December 2022 allowing consultees to learn about and discuss the proposals with the members of the design team.
- **Two** sessions open to the public, presenting the visual identity and testing the functionality of the updated consultation website, to ensure accessibility and ease of movement for all.
- **Six** walk and talk sessions between the representatives of the design team and consultees, including members of the public, key stakeholder groups and local ward councillors. These sessions allowed for the design team and local residents to talk through the constraints and opportunities of the Site. These sessions also allowed local residents to indicate places and spaces they liked and disliked, providing helpful case studies and inspirations for the project team.
- **Three** Community Information Sessions, educational sessions for the community to give people the opportunity to learn more about key topics of the proposals to ensure that the community can confidently participate in consultation. These sessions allowed consultees to hear from the Council and the project team about key factors that informed the design proposals – with topics informed by key themes raised in stakeholder engagement and consultation feedback
- **Nine** meetings and workshops with local youth groups.
- **Six** meetings, workshops and tea & cake afternoons with local elderly groups.
- **Two** briefings with Morrisons staff members.
- **21** meetings with representatives of the ACA.
- **Seven** coffee mornings held at the Consultation Hub, open to all local residents, visitors to the Aylesham Centre and shoppers.
- **Biweekly** opportunities (on Tuesday afternoons and Friday mornings) to drop-in and meet members of the project team at the Aylesham Centre Consultation Hub. In Spring 2024, the team opened the Hub on Monday afternoons as well, allowing three opportunities a week for the public to drop in, prior to submission of the application.

1.16. Multiple channels for feedback have been provided at all stages of the consultation including paper or online surveys, email, post and telephone.

1.17. A consultation website was updated throughout the consultation process, offering consultees the option to automatically translate information regarding the Proposed Development into other languages.

1.18. Further information on these consultation events, activities and milestones can be found in the sections below.

1.19. Throughout the consultation process, concerns were raised regarding:

- The height and massing of the Proposed Development
- The amount of affordable housing
- The impact on local infrastructure – health, education, etc.
- The effect of the development on businesses in the town centre
- The change to Peckham's built character.

1.20. Feedback throughout the consultation process has indicated that consultees are supportive of:

- New homes
- New public spaces and routes through the site
- A phased development ensuring that Morrisons is kept open throughout
- The appointment of local architectural practices

1.21. The Applicant has responded to the issues raised during pre-application consultation through the planning application and in the comments contained in this statement (see the 'Response to Feedback' section below).

1.22. The Applicant remains committed to engaging with residents, businesses, and other stakeholders throughout the application process and beyond, including establishing a construction liaison group.

1.23. This document has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) December 2023 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

2.0 Consultation Process

2.0 Consultation Process

2.1 The objectives of the pre-application consultation process were as follows:

- To deliver an accessible in person and online consultation process that provides opportunities for all sections of the local community to engage.
- To better understand the local community's experience of the Aylesham Centre, Peckham and the local area.
- To provide pre-application consultation that meets or exceeds the requirements of the London Borough of Southwark's Development Consultation Charter.
- To ensure that key information on the proposals was communicated clearly to key stakeholders and local residents, businesses and visitors to the town centre.
- To encourage the local community and those with protected characteristics to engage with the consultation process.
- To gain an understanding of the needs and requirements of local residents, local businesses, visitors to the town centre, and key stakeholders.
- To gather feedback on the plans for the future of the Site and to identify and address key concerns, ahead of the submission of the planning application to the London Borough of Southwark.
- To share how feedback received throughout the consultation process and from the Community Champions Panel contributed to the Proposed Development.
- To provide information to the local community on the planning process, allowing for greater levels of engagement with the Proposed Development throughout the pre-application process.

2.2 To demonstrate how the Applicant and project team sought to meet these objectives, the document is set out as such:

- This section (2 – Consultation Process) provides definitions of the consultation methods used by the project team and provides key information on when public consultation took place.
- Section 3 – Stakeholder Correspondence provides information on which groups, institutions and individuals were contacted by the Applicant regarding the Proposed Development and provides details on meetings that were held with key stakeholders.
- Sections 4 – 6 detail the consultation activities and events undertaken, and feedback received during the consultation on the 2022 masterplan for the Site.
- Section 7 provides information on the new design brief prepared and new design team introduced by the Applicant in response to comments received during consultation on the 2022 masterplan.
- Sections 8-10 detail the consultation activities and events undertaken, and feedback received during the consultation on the Proposed Development.
- Section 11 outlines the consultation undertaken with seldom heard voices throughout the consultation process, with a focus on the Community Champions Panel.
- Section 12 provides a recap of feedback received and responses provided by the Applicant and project team from throughout the consultation process. This section directly explains how feedback from the consultation process has influenced the Proposed Development.

- Section 13 outline the potential next steps in the Applicant's engagement and information events and activities following the submission of the application.

2.3 The consultation process utilised a variety of consultation activities and events. The list below, whilst not a complete list of all methods utilised, sets out descriptions of the most frequently held activities and events for ease of reference and explains their contribution to the consultation process:

- **Outreach** – Meeting with community stakeholder groups and organisations
- **Drop-in session** – A planned and advertised public consultation event allowing people to pose questions directly to the project team and provide feedback.
- **Door-knocking session** – Initiation of direct contact with local residents and business owners by members of the project team.
- **Community Champions Panel** - A diverse and broadly representative group of local people, with a range of lived experiences, requirements, and support needs. The Panel met monthly between February and May 2024 to discuss and inform the proposed redevelopment of the Aylesham Centre.
- **Community Information Session** – A design and planning-led interactive presentation dealing with set specific features of the development process. The themes presented and discussed during these meetings were identified from stakeholder meetings and consultation feedback.
- **Newsletter** – A printed flyer distributed to addresses within a set radius of the Site, promoting the consultation process and upcoming events.
- **News advert** – Promotion of the consultation/upcoming events in local press outlets.
- **E-newsletter** – A designed email sent to all individuals and groups who had signed up to the mailing list.
- **Masterplan presentation** – An interactive presentation given in-person by members of the design and project team in December 2022.
- **Pop-up session** – An informal consultation activity held in a high-footfall location to engage with local residents, shoppers and visitors to the area.
- **Social media advert** – A targeted advert on Facebook and Instagram to social media users within in the SE15 2, SE15 3, SE15 5 and SE15 6 postcodes, close to the Site.
- **Tea and Cake afternoon** – An informal session at the Consultation Hub, for local residents and shoppers to discuss the proposals and their experience of Peckham with the design team, primarily for older people in the community.
- **Walk and talk session** – A group walk and discussion around the Site led by either the project team, or community group, local residents or local ward councillors. These sessions allowed local residents to indicate places and spaces they liked and disliked, to provide inspirations and case studies for the project team.

2.4 Further to consultation activities led and organised by the project team, the Applicant presented at and allowed consultees to provide feedback on the Proposed Development at Council-led events and meetings. Descriptions of these have been listed below for reference:

- **Aylesham Centre Community Forum (ACCF)** – A council managed monthly forum of invited community groups, chaired by senior council members that the project team have been invited to attend and present.

- **Multi-Ward Forum** – Council hosted meetings for residents across the wards related to Peckham.

2.5 The Applicant and project team met with individual business and business organisations throughout the pre-application process. Door-knocking sessions targeting local businesses have been listed in the below table. Details regarding meetings with local businesses and business groups can be found in section 3 of this document – Stakeholder Correspondence.

2.6 During the pre-application process, the Applicant commissioned Tree Shepherd (a business engagement charity who has been appointed by Southwark Council to help local people establish their own enterprises) to undertake specific targeted engagement with the existing independent businesses on-site. Working collaboratively, the Applicant and Tree Shepherd collated a survey aimed at better understanding the existing businesses, their employees and the offer and services they provide for the community.

A summary of their activities and feedback received can be found in the Business Relocation Strategy document, prepared by Tree Shepherd.

2.7 The below table shows a timeline of the key milestones in terms of public consultation events.

Date	Details
	Early 2022 Consultation
31st January 2022	Letters were sent via email, offering a meeting to identified stakeholders to discuss the early proposals for the site, and inviting them to attend the community pop-up sessions.
1st February 2022	Flyers were sent to over. 8,300 addresses, notifying local residents of the launch of the consultation process. The flyer also contained information of the consultation website, launch of the Consultation Hub and information of how to contact the project team.
1st February 2022	A dedicated project website was launched - **www.theayleshamcentre.community** - which introduced people to the scheme and provided contact details so that they could get in touch with the project team with any comments or questions they may have.
1st February – 8th February 2022	The first set of targeted social media ads ran, promoting the launch of the community engagement process.
3rd February 2022	An advert was placed in *Southwark News* informing readers of Berkeley Homes' vision for the site, the community engagement process and provided a QR Code to the website alongside contact information.
10th February 2022	The project team undertook drop-ins with businesses and retail outlets in the Aylesham Centre, on Peckham High Street, on Rye Lane (north of the intersection with Hanover Park), and all pop-up stores within 'Market Place Peckham'.
11th February 2022	An advert was placed in *South London Press* informing readers of Berkeley Homes' vision for the site, the community engagement process and provided a QR Code to the website alongside contact information.

11th February 2022	An initial survey was launched on the project website.
12th February 2022	The first consultation pop-up session took place, staffed by various members of the project team. The project team sought to engage with those visiting or passing through the Site, who would not be reached by other parts of the engagement process.
15th February 2022	The project team undertook a local resident door-knocking session targeting Purdon Court, Martock Court, Winford Court and Yarnfield Square of the Clifton Estate.
18th February 2022	A further advert was placed in the *South London Press,* advertising the opening of the consultation Hub at Unit 15A of The Aylesham Centre.
1st March 2022	The project team undertook a third door-knocking session targeting residents in 81 Hanover Park and residential areas to the south of the site.
9th March 2022	The project team conducted a pop-up session at Peckham bus station, from 5am to 8.30am, speaking to early morning users of the bus station.
14th March 2022	An email was distributed to the subscribers of the Aylesham Centre mailing list, updating people on the public consultation from Early 2022 and the feedback received.
15th March – 19th March 2022	A second set of social media ads were launched, promoting the Saturday 19th March pop-up event.
19th March 2022	A further consultation pop-up session took place outside the Consultation Hub, staffed by various members of the project team.
19th April – 23rd April 2022	The last set of social media ads for this consultation stage ran, promoting the Consultation Hub being open on Saturday 23rd April.
April 2022	A Consultation Report detailing activities and feedback received during the Early 2022 consultation stage was published on the project website and sent to subscribers of the Aylesham Centre mailing list.
Summer 2022 Consultation	
8th July – 25th July 2022	Social media adverts announcing the opening of the second stage of community consultation.
11th July 2022	Letters were sent via email, offering a meeting to identified stakeholders to discuss the early proposals for the site, and inviting them to attend the community pop-up sessions.
11th July 2022	Consultation flyers were distributed to over 8,300 addresses, advertising the three consultation drop-in events taking place on Saturday 16th July, Monday 18th July and Thursday 21st July 2022. The flyer also contained information about how to contact the project team.
11th July 2022	An update blog - 'Join us at our public consultation drop-in events' was published on the project website.
11th July 2022	E-newsletters were distributed to the subscribers of the Aylesham Centre mailing list inviting them to the upcoming public consultation drop-in events.
11th July 2022	The project team undertook a local resident door-knocking session, targeting residents and businesses to the south of Hanover Park.
11th July – 18th July 2022	A set of social media ads were launched, advertising the public exhibitions on 16th and 18th July 2022.

12th July 2022	The project team undertook a local resident door-knocking session, targeting residents of the Clifton Estate and Oliver Goldsmith Estate, as well as those living on Hanover Park.
16th July 2022	The first public consultation drop-in event took place from 11am – 2pm in Units 12 and 15A of the Aylesham Centre, staffed by various members of the project team.
18th July 2022	The second public consultation drop-in event took place between 3pm – 8pm in Units 12 and 15A of the Aylesham Centre, staffed by various members of the project team.
20th – 22nd July 2022	A third set of social media ads ran, advertising the ongoing community consultation and the upcoming public exhibition on 21st July 2022.
20th July 2022	An email was distributed to the subscribers of the Aylesham Centre mailing list, thanking people for their attendance at the public consultation drop-in events, and informing them that the exhibition boards and survey from the event were available to view on the project website.
21st July 2022	The third public consultation drop-in event took place between 3pm – 8pm in Units 12 and 15A of the Aylesham Centre, staffed by various members of the project team.
12th August – 21st August 2022	A further set of social media ads ran, promoting the four online surveys.
6th October 2022	A Consultation Report detailing activities and feedback received during the Summer 2022 consultation stage was published on the project website and sent to subscribers of the Aylesham Centre mailing list.
Winter 2022 Consultation	
21st November 2022	An update 'Join us at our series of public consultation events' was published on the project website.
21st November 2022	A flyer was distributed to over 8,300 addresses, advertising the four consultation drop-in events taking place on Wednesday 30th November and Saturday 10th December 2022, and Saturday 7th January and Saturday 21st January 2023. The flyer also advertised the two masterplan presentations occurring on Saturday 3rd December and Saturday 7th January 2023; as well as the Consultation Online Webinar on Thursday 5th January 2023. The flyer contained more information about how to contact the project team.
22nd November 2022	A video recording of the project team outlining the latest design proposals was posted on the consultation website.
24th November 2022	Letters were sent via email, offering a meeting to identified stakeholders to discuss the evolving proposals for the site, and inviting them to attend the upcoming consultation drop-in events.
25th November 2022	Emails were distributed to the subscribers of the Aylesham Centre mailing list inviting them to the upcoming public consultation drop-in events.
28th November 2022	The project team undertook a door-knocking session targeting businesses in the Aylesham Centre, on Peckham High Street and on Rye Lane, Peckham Market Place and local businesses. The team also reached out to residents living to the south and east of the site, knocking on doors on Highshore Road, Hanover Park and the

	residential streets to the south of Hanover Park, including Cerise and Cicely Road.
30th November 2022	The first public consultation drop-in event took place from 3.30pm – 7.30pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
3rd December 2022	The first masterplan presentation took place from 11am – 12.30pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
6th December 2022	The second masterplan presentation took place from 6pm – 7.30pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
10th December 2022	The second public consultation drop-in event took place from 11am – 2pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
5th January 2023	A consultation online webinar took place via Zoom.
6th January 2023	The project team undertook their second local resident door-knocking session, targeting residents of the Clifton Estate (including Witcombe Point and Flamborough House).
7th January 2023	The third public consultation drop-in event took place from 11am – 2pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
17th January – 27th January 2023	Target social media adverts – via Facebook and Instagram – ran, promoting the final few weeks of the Winter 2022-2023 consultation stage.
19th January 2023	A further flyer was distributed to over 8,300 addresses, informing near neighbours that the feedback window for the Winter 2022 Consultation stage was open until Sunday 29th January.
21st January 2023	The fourth public consultation drop-in event took place from 11am – 2pm in Unit 12 of the Aylesham Centre, staffed by various members of the project team.
27th January 2023	An email was distributed to the subscribers of the Aylesham Centre mailing list, thanking people for their attendance at the series of consultation events, and informing them that the exhibition boards and survey from the event were available to view on the project website.
4th May 2023	A feedback report was published on the project website and was sent to subscribers of the Aylesham Centre mailing list.
Autumn and Winter 2023 Consultation – *A New Approach*	
May-August 2023	*At this point in time, following community feedback and in response to pre-application feedback received from LBS, a new design brief was agreed with LBS, adopting a revised approach to the public realm, heights of buildings, façade design and consultation process.* *A new design team was appointed in collaboration with Southwark Council to bring forward revised proposals for the site, based on the principles of the new design brief.* A fresh dedicated project website was launched, **The future of The Aylesham – Peckham (theayleshamcentre.community)**, which introduced people to the new scheme and provided contact details so that they could get in touch with the project team with any comments or questions they may have.

August – November 2023	Engagement took place with local residents and community stakeholders – including via walk and talk sessions – to seek insights on the character of Peckham and local priorities.
12th September 2023	The project team held a walk and talk session with local residents around the Aylesham Centre and local area, getting to know what makes Peckham unique.
16th October 2023	The project team held a further walk and talk session with local residents around the Aylesham Centre and local area, getting to know what makes Peckham unique.
17th October 2023	The project team held a workshop with Bradfield Youth Club, a youth club located in Peckham to understand their lived experience within the local area and priorities for the development.
25th October 2023 and 9th November 2023	The Applicant held two online meetings with local residents in Autumn 2023 to discuss how to make the website more accessible and user friendly, and how to make the project branding more reflective of Peckham.
2nd November 2023	The project team held a walk and talk session with young people from Bradfield Youth Club, getting to know their experience of the Aylesham Centre and Peckham.
10th November 2023	Letters were sent via email, offering a meeting to identified stakeholders to discuss the new plans for the site, and inviting them to attend the upcoming consultation drop-in events.
10th November 2023	A flyer was distributed to over 8,300 addresses, advertising the upcoming series of consultation events. The flyer contained more information about how to contact the project team.
10th November 2023	An update 'Join us at our series of public consultation events' was published on the project website.
16th November 2023	An e-newsletter was distributed to subscribers of the Aylesham Centre mailing list, inviting them to the upcoming public consultation drop-in events.
18th November 2023	The first public consultation drop-in event took place at the Main Hall of the Rye Lane Baptist Chapel from 10am – 1pm, staffed by various members of the project team.
20th November 2023	The project team held a workshop with Grove Vale Youth Centre, a youth club located in Peckham to understand their lived experience within the local area and priorities for the development.
21st November 2023	An older person tea and cake session was held, staffed by various members of the project team.
22nd November 2023	The project team conducted a visit to Elim House Community Association, a daycare organisation for the elderly, talking to users about their experiences of the Aylesham Centre and Peckham.
24th November 2023	The first consultation pop-up session took place, staffed by members of the project team.
25th November 2023	The second public consultation drop-in event took place at the Main Hall of the Rye Lane Baptist Chapel from 10am – 1pm, staffed by various members of the project team.
28th November 2023	The second consultation pop-up session took place, staffed by members of the project team.
30th November 2023	The project team conducted a visit to Southwark Disablement Association, an organisation promoting the health and wellbeing of

	Deaf and Disabled People, talking to users about their experiences of the Aylesham Centre and Peckham.
5th December 2023	The project team undertook a local resident door-knocking session targeting residents local to the site.
January 2024	A feedback report was published on the project website and was sent to subscribers of the Aylesham Centre mailing list.
Early 2024 Consultation	
15th January 2024	A flyer was distributed to surrounding 8,300 addresses, advertising the upcoming series of consultation events. The flyer contained more information about how to contact the project team.
16th January 2024	E-newsletters were distributed to the subscribers of the Aylesham Centre mailing list, inviting them to the upcoming public consultation drop-in events.
19th January 2024	The project team held a collaging workshop with the Damilola Taylor Centre, a youth club located in Peckham.
21st January 2024	The project team conducted a visit to St George's/Luke's Youth Church Group, talking to young people about their experiences of the Aylesham Centre and Peckham.
24th January 2024	The project team attended a meeting with Clifton Estate TRA, talking to residents about their experiences of the Aylesham Centre and Peckham.
25th January – 2nd February 2024	Social media adverts via Facebook and Instagram promoted the consultation in local postcodes.
27th January 2024	The first public consultation drop-in event took place in the Aylesham Centre from 11am – 2pm, staffed by various members of the project team.
30th January 2024	The second public consultation drop-in event took place in the Aylesham Centre from 4pm – 8pm, staffed by various members of the project team.
1st February 2024	The first Community Champions Panel (CCP) session took place, with the panel discussing the design approach and ground floor uses and layout with members of the design team.
2nd February 2024	The third public consultation drop-in event took place in the Aylesham Centre from 9am – 1pm, staffed by various members of the project team.
9th February 2024	The project team conducted a consultation pop-up session, staffed by various members of the project team.
13th February 2024	An older person tea and cake session was held, staffed by various members of the project team.
27th February 2024	The second Community Champions Panel (CCP) session took place, with the panel discussing how to create welcoming and accessible routes and public spaces with members of the design team.
28th February 2024	The project team conducted a visit to Grove Vale Older Women's Group, a daycare organisation for the elderly, talking to users about their experiences of the Aylesham Centre and Peckham.
February 2024	*Peckham Peculiar* ran an editorial spread covering the Proposed Development and Council projects.

19th March 2024	The third Community Champions Panel (CCP) session took place, with the panel discussing the look and feel of the masterplan with members of the design team.
2nd April 2024	A feedback report was published on the project website and was sent to subscribers of the Aylesham Centre mailing list.
Spring 2024 Consultation	
16th April 2024	The fourth Community Champions Panel (CCP) session took place, with the panel discussing building design and materiality, community spaces and the process behind designing new homes with members of the design team.
19th April 2024	A flyer was distributed to 8,300 local addresses, advertising the upcoming series of consultation events. The flyer contained more information about how to contact the project team.
19th April 2024	E-newsletters were distributed to the subscribers of the Aylesham Centre mailing list, inviting them to the upcoming public consultation drop-in events.
24th April 2024	The first Community Information Session took place in Unit 15 of the Aylesham Centre. Attendees were able to hear from the Council and the project team about key factors that had informed the design approach.
30th April 2024	Members of the project team distributed and placed posters in local businesses and prominent local landmarks, such as the Bussey Building and Copeland Park.
9th May 2024	Newspaper adverts ran in digital and print editions of *Southwark News*, promoting the consultation.
10th May 2024	The project team conducted a door-knocking sessions, engaging with residents in the Purdon House, Flamborough House and the wider Clifton Estate.
10th May 2024	The first public consultation drop-in event took place in the Aylesham Centre from 10am – 2pm, staffed by various members of the project team.
11th May 2024	The second public consultation drop-in event took place in the Aylesham Centre from 11am – 3pm, staffed by various members of the project team.
13th May 2024 – 25th May 2024	Social media adverts via Facebook and Instagram promoted the consultation in local postcodes.
16th May 2024	The third public consultation drop-in event took place in the Aylesham Centre from 4pm – 8pm, staffed by various members of the project team.
16th May 2024	Members of the project team from Berkeley Homes, Avison Young and Kanda Consulting, alongside LBS, presented detailed proposals for the project at the West Central multiword forum.
16th May 2024	The Community Champions Panel were invited to the drop-in event at the Aylesham Centre to review and provide feedback on the detailed proposals.
25th May 2024	The fourth public consultation drop-in event took place in the Aylesham Centre from 12pm – 4pm, staffed by various members of the project team.

30th May 2024	The project team conducted a consultation pop-up session in the Aylesham Centre, staffed by members of the project team.
30th May 2024	The second Community Information Session took place in Unit 15 of the Aylesham Centre. Attendees were able to hear from the project team about key factors that had informed the sustainability and transport approach.
11th June 2024	An older person tea and cake session was held, staffed by various members of the project team.
25th June 2024	The third Community Information Session took place in Unit 15 of the Aylesham Centre. Attendees were able to hear from the project team about the consideration of equalities in the planning and engagement process, Business Relocation strategy for existing commercial tenants, as well as the process for submission and determination of the upcoming application.

2.8 In addition to the consultation activities highlighted in the table above, several key political and community stakeholders were engaged throughout the consultation process via a series of meetings and workshops. These are covered throughout this document.

3.0 Stakeholder Correspondence

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3.1 In the winter of 2021 and early 2022, prior to the launch of the wider public consultation and following consultation on a community mapping exercise with the ACA, the project team approached identified key stakeholders and neighbours to discuss proposals for the Site.

3.2 The objective of this primary stakeholder engagement was to identify potential issues as early as possible before the submission of the planning application. Additionally, knowledge from this engagement was intended to inform the wider communications and engagement approach.

Stakeholder Correspondence

3.3 During the consultation process, formal stakeholder correspondence was made with the following political stakeholders:

- **Cllr Barrie Hargrove** (Ward Member for Peckham)
- **Cllr Cleo Soanes** (Ward Member for Peckham)
- **Cllr Sabina Emmanuel** (Ward Member for Peckham)
- **Cllr Jasmine Ali** (Deputy Leader and Cabinet Member for Children Education and Refugees and Ward Member for Peckham)
- **Cllr Esme Dobson** (Ward Member for Rye Lane)
- **Cllr Chloe Tomlinson** (Former Ward Member for Rye Lane, May 2022 – May 2024)
- **Cllr Peter Babudu** (Former Ward Member for Rye Lane May 2018 – May 2022)
- **Cllr Nick Dolezal** (Former Ward Member for **Peckham**
- **Cllr Keiron Williams** (Leader of the Council)
- **Cllr Martin Seaton** (Former Cabinet Member for Jobs, Skills and Businesses)
- **Harriet Harman MP** (Former Member of Parliament for Camberwell and Peckham)
- **Marina Ahmad AM** (Lambeth & Southwark London Assembly Member)
- **Cllr Helen Dennis** (Cabinet Member for New Homes and Sustainable Development)
- **Cllr Michael Situ** (Mayor of Southwark 2023-24)
- **Cllr Portia Mwangangye** (Cabinet Member for Leisure, Parks and Young People)

3.4 The below lists of organisations, institutions and individuals detail those contacted during the consultation process.

3.5 During the consultation process contact was made with the following community, business and residential stakeholders:

- **Astbury Road Area Residents Association**
- **Aylesham Community Action**
- **Aylesham Centre Community Forum**
- **Aylesham Centre tenants**
- **Bells Gardens Community Centre**
- **Brayards Estate TRA**
- **CERN - Clifton Estate SE15 Residents Network**
- **Community Southwark**
- **Copleston Community Centre**
- **Cossall Estate TRA**
- **Damilola Taylor Centre**

- **Elim House Community Association Southwark**
- **Glebe Estate TRA**
- **Grove Vale Youth Club**
- **Hanover Park Residents Association**
- **Kaymet Industrial**
- **London Community Boxing**
- **No Price on Culture**
- **Pecan**
- **Peckham Citizens**
- **Peckham Levels**
- **Peckham Palms**
- **Peckham Peculiar**
- **Peckham Platform**
- **Peckham Society**
- **Peckham Soul**
- **Peckham Soup Kitchen**
- **Peckham Studios**
- **Peckham Vision**
- **Pelican Plus TRA**
- **People Empowering People (PemPeople)**
- **Power the Fight**
- **Skyway Charity**
- **Southwark Disablement Association**
- **Southwark District Scouts**
- **Southwark Pensioners Centre**
- **Southwark Youth Theatre**
- **Tayo Sito House**
- **The Bradfield Club**
- **The Sojourner Truth Community Centre**
- **Theatre Peckham**
- **Tree Shepherd**
- **The Lister Practice**
- **DMC Chadwick Road Surgery**
- **Southwark Food bank**
- **Southwark Law Centre**
- **Rye Lane Market**
- **Prince of Peckham Pub**
- **PeckhamPlex**

3.6 Several local schools and educational institutions were also contacted. These included:

- **Angel Oak Academy**
- **Bellenden Primary School**
- **Cherry Garden School**
- **Harris Primary Free School**
- **Haymerle School**
- **John Donne Primary School**
- **London South Bank Univeristy**
- **Mountview**
- **Nell Gwynn Nursery School**
- **Oliver Goldsmith Primary School**
- **Rye Oak Primary School**
- **Southwark College**

- **Southwark Scouts**
- **St Francis Catholic Primary School**
- **St James the Great RC Primary School**
- **St John's & St Clements C of E Primary School**
- **St Mary Magdalene C of E Primary School, Peckham**
- **St Thomas Apostle School and Sixth Form**
- **Theatre Peckham**
- **Tuke Community School**
- **Tuke School**
- **University of the Arts London, Camberwell College of Arts**

3.7 Several local faith groups and religious institutions were also contacted. These included:

- **All Saints Church**
- **Celestial Church of Christ**
- **Christ Church Peckham**
- **Copleston Church**
- **Emmanuel Miracle Temple of Bethany Fellowship of Great Britain**
- **Faith Chapel**
- **Grace of God for All Nation**
- **Harris Academy Peckham**
- **North Peckham Baptist Church**
- **Peckham Islamic Centre**
- **Peckham High Street Mosque**
- **Peckham Methodist Church**
- **Peckham Park Road Baptist Church**
- **Rye Lane Baptist Chapel**
- **St James RC Church, Peckham**
- **St John Chrysostom Church**
- **St Luke's Church Peckham**
- **The Apostolic Faith Mission**

3.8 In addition to meetings with key stakeholders, meetings with the LBS took places throughout the consultation process. Details of these meetings are captured in the Planning Statement, prepared by Avison Young.

3.9 The below table highlights key meetings that were held with stakeholders including those who were not formally contacted during the consultation process, and topics that were discussed. To note, this table does not include public exhibition events, which are listed in their respective consultation stage sections:

Stakeholder	Meeting	Topics Discussed
Pre-Winter 2022 Consultation		
Mountview	May 2021	• Introductory meeting
CLF Bar	May 2021	• Introductory meeting
Bold Tendencies	May 2021	• Introductory meeting
Franks Café	May 2021	• Introductory meeting
Rye Lane ward councillors	June 2021	• Introductory meeting
CLF Bar	June 2021	• Introductory meeting
CLF Bar	July 2021	• Follow up meeting on the upcoming proposals
Peckham Plex	July 2021	• Introductory meeting

Aylesham Community Action (ACA)	August 2021	• Introductory meeting
Mountview	September 2021	• Follow up meeting on the upcoming proposals
Rye Lane ward councillors	September 2021	• Follow up meeting on the upcoming proposals
LBS Leadership (Cllr Williams and Cllr Dennis)	September 2021	• Introductory meeting
Benny O'Looney Architects	October 2021	• Introductory meeting
ACA	October 2021	• Follow up meeting on the upcoming proposals
Yinka Illori	October 2021	• Introductory meeting
ACA	November 2021	• Follow up meeting on the upcoming proposals
Mountview	November 2021	• Follow up meeting on the upcoming proposals
Yinka Illori	November 2021	• Follow up meeting on the upcoming proposals
PemPeople	November 2021	• Introductory meeting
Hannah Barry – Bold Tendencies	November 2021	• Introductory meeting
Yinka Illori	December 2021	• Follow up meeting on the upcoming proposals
Winter 2022 Consultation		
Southwark South Design District	January 2022	• Overview of the latest proposals
ACA	February 2022	• Overview of the latest proposals
Community Southwark	February 2022	• Overview of the latest proposals
Mountview	March 2022	• Overview of the latest proposals
Tree Shepherd	March 2022	• Overview of the latest proposals
Rye Lane Ward Councillors (Cllr Babadu)	March 2022	• Overview of the latest proposals
Cherry Garden School	March 2022	• Overview of the latest proposals
Harris Academy Peckham	March 2022	• Overview of the latest proposals
Rye Lane Baptist Chapel	April 2022	• Overview of the latest proposals
ACA	April 2022	• Overview of the latest proposals
Tree Shepherd	April 2022	• Overview of the latest proposals
Deft Space	April 2022	• Overview of the latest proposals
London Southbank University	April 2022	• Overview of the latest proposals
Rye Lane Ward Panel (Met police)	April 2022	• Overview of the latest proposals
Safer Neighbourhood Team Ward Panel	May 2022	• Overview of the latest proposals

Harris Academy Council	May 2022	• Overview of the latest proposals
Tree Shepherd	May 2022	• Overview of the latest proposals
Southwark and Peckham Citizens	June 2022	• Overview of the latest proposals
Rye Lane Ward Councillors (Cllr Tomlinson, Cllr Dobson)	June 2022	• Overview of the latest proposals
Citizens UK/ Peckham Citizens Charter	June 2022	• Overview of the latest proposals
Summer 2022 Consultation		
Peckham Festival attendance	July 2022	• Attendance at 2022 Peckham Festival to share the latest design proposals with visitors and local residents
Campbell Cadey	July 2022	• Overview of the latest proposals
Copeland Park	July 2022	• Overview of the latest proposals
Cherry Garden School	July 2022	• Overview of the latest proposals
Peckham Festival attendance	August 2022	• Overview of the latest proposals
ACA	August 2022	• Relationship with Purdon House
Nicola Reid	August 2022	• Overview of the latest proposals
Cllr Esme Dobson	August 2022	• Relationship with Purdon House
ACA	September 2022	• Overview of the latest proposals
Pecan	September 2022	• Overview of the latest proposals
Tree Shepherd	September 2022	• Overview of the latest proposals
Mark Brearley	September 2022	• Overview of the latest proposals
Peckham/ Southwark Citizens and London CLT	September 2022	• Overview of the latest proposals
Southwark Law Centre	September 2022	• Overview of the latest proposals
Community Southwark	September 2022	• Overview of the latest proposals
Southwark Business Awards	September 2022	• Overview of the latest proposals
PemPeople	September 2022	• Overview of the latest proposals
Winter 2022-23 Consultation		
Eileen Conn	October 2022	• Peckham High Street and relationship with the development
Morrisons	October 2022	• Overview of the latest proposals
Tree Shepherd	October 2022	• Overview of the latest proposals
Elimhouse	November 2022	• Overview of the latest proposals
Pecan One	November 2022	• Overview of the latest proposals
One Southwark and United St Saviours	November 2022	• Overview of the latest proposals
Peckham Settlement	November 2022	• Overview of the latest proposals
Gareth Mozley	November 2022	• Overview of the latest proposals

ACA	December 2022	• Overview of the latest proposals
Nicola Reid	December 2022	• Overview of the latest proposals
Cherry Garden School (x2)	December 2022	• Overview of the latest proposals
Tree Shepherd	December 2022	• Overview of the latest proposals
Elimhouse	December 2022	• Overview of the latest proposals
Safer Neighbourhood Team Ward Panel	January 2023	• Overview of the latest proposals
SNT Meeting	January 2023	• Overview of the latest proposals
Spring 2023 Consultation		
OneSouthwark (x3)	April 2023	• Three Youth Entrepreneurs Masterclasses held in April 2023
PemPeople	April 2023	• Overview of the latest proposals
King's Coronation event	May 2023	• Event for local families held at the Consultation Hub in May 2023
Summer 2023 Consultation		
Hope Collective	June 2023	• Overview of the latest proposals
ACCF	July 2023	• Overview of the latest proposals
Peckham Business Forum Event	July 2023	• Overview of the latest proposals
Damilola Taylor Trust	August 2023	• Overview of the latest proposals
ACA walk and talk	August 2023	• Overview of the latest proposals
Hope Collective	August 2023	• Overview of the latest proposals
Autumn/Winter 2023 Consultation		
Peckham Citizens walk and talk	September 2023	• Overview of the latest proposals
Power the Fight	September 2023	• Overview of the latest proposals
Peckham Soup Kitchen	September 2023	• Overview of the latest proposals
Hope Collective	September 2023	• Overview of the latest proposals
ACCF	September 2023	• Overview of the latest proposals
Damilola Taylor Trust	September 2023	• Overview of the latest proposals
Tree Shepherd	September 2023	• Overview of the latest proposals
Ageing Well – Community Southwark Event	September 2023	• Overview of the latest proposals
SkyWay	September 2023	• Overview of the latest proposals
ACA	September 2023	• Overview of the latest proposals
SkyWay	October 2023	• Overview of the latest proposals
ACCF	October 2023	• Overview of the latest proposals
Peckham Soup Kitchen	October 2023	• Overview of the latest proposals
Bradfield Youth Club visit	October 2023	• ASB and safety in Peckham town centre • Support for more youth and sport facilities • Diversity in Peckham • Need to improve the maintenance of the Rye Lane

		• Support for more green and open spaces • Housing for a range of family sizes
Southwark Disablement Association	November 2023	• Accessibility in and around Rye Lane and the shopping centre • Support for those with disabilities • Support for more green and open spaces
Bradfield Youth Club walk and talk	November 2023	• Leisure spaces • Community spaces for young people to meet
Hope Hack	November 2023	• Youth engagement
Cllrs Helen Dennis, Martin Seaton, Esme Dobson, Chloe Tomlinson, Sabina Emmanuel	November 2023	• Discussion around Rye Lane and improvements that can be made along the pedestrian route • How the development interacts with Clifton estate primarily Purdon house
Tree Shepherd	November 2023	• Wider town centre impacts
Grove Vale	November 2023	• Safety improvements especially for young girls • Retail and commercial offerings in Peckham • More affordable spaces and activities including youth facilities • Improved social life
Elim House	November 2023	• Variety in retail • Bus services • Concerns over loss of disabled parking spots in Morrisons car park • Opportunities and safe spaces for young people • Better demarcation of cycle and pedestrian lanes on Rye Lane • Installation of a cultural library for Peckham • Indoor/outdoor spaces for socialising
Townscape Heritage	November 2023	• Façade of buildings
BEAM Art Group and Bits and Pieces visit	November 2023	• Improved disabled accessibility in Peckham • Improved signage, roads and pedestrian paths • More variety in retail and restaurants • Welcoming places to socialise and green spaces
Hope Hack	December 2023	• Discussion about the factors that young people think would create a fairer society

Early 2024 Consultation		
Damilola Taylor Centre	January 2024	• Retail options for young people in Peckham • Diversity of residents • Streetlighting improvements • Resident safety, particularly for young people • Outdoor green spaces and sports facilities • More affordable healthy places to eat • Provision of spaces outside of school to help them develop art skills
St Lukes/St George's Church	January 2024	• Diversity of retail • Anti-social behaviour • Creativity and art • More spaces like Peckham Pulse and Peckham Square welcomed • Transport links • Women's safety • Litter on Rye Lane • Increased affordable shops
ACCF	January 2024	• Update on engagement • Design update • Engagement next steps
Clifton Estate TRA	January 2024	• Route links between Purdon House and the bus stand
Morrisons staff briefing	January 2024	• Store entrance and proximity to public transport
Rye Lane Ward Panel	January 2024	• Street graffiti • Safety and ASB
Morrisons staff briefing	February 2024	• Store entrance and proximity to public transport
ACCF	February 2024	• Update on engagement • Building design and character • Public realm • Housing: quantum, tenure mix, unit sizes and typologies
Grove Vale	February 2024	• Improvement to street lighting • Safer, more accessible streets and cycle lanes • Benefits of the development for young people
Peckham Soup Kitchen	March 2024	• Overview of the latest proposals
Local authors (World Book day event)	March 2024	• Aiding literacy in the local area
Southwark College	March 2024	• Work experience, jobs, and support
Mountview	March 2024	• Support for young people

London Community Land Trust	March 2024	• Affordable housing & location on site • Intermediate housing
ACCF	March 2024	• Update on engagement • Masterplan update • Landscape and public realm • Typologies and materials • Future consultation
Tree Shepherd	March 2024	• Relocation strategy
Kenny Imafidon	March 2024	• Planning of Youth Literacy and Mentoring event
Southwark Care Leavers	March 2024	• Full taster day to expose the 18–25-year-olds into the built environment industry with the offer of work experience for those interested
Historic England	March 2024	• Overview of the latest proposals
Spring 2024 Consultation		
Theatre Peckham	April 2024	• Overview of the latest proposals
Football Fridays Youth Club	April 2024	• Overview of the latest proposals
Access Sport	April 2024	• Morrisons community event
ACCF	April 2024	• Overview of the latest proposals • Update on engagement
Peckham Soup Kitchen	May 2024	• Discussion of collaboration between Peckham Soup Kitchen and Football Fridays Youth Club
Southwark College	May 2024	• Southwark College Careers Fair
ACCF	May 2024	• Residential mix and tenure distribution • Public open spaces • Microclimate • Views and overshadowing • Design and architecture
NoPriceonCulture and Plush SE16	May 2024	• Introductory meeting on the development
Healthwatch Southwark - Cedric Whilby	May 2024	• Community facilities and space on site
Theatre Peckham	June 2024	• Sponsorship opportunities
Tree Shepherd	June 2024	• Discussion of upcoming local business
Miatta Fahnbulleh	June 2024	• Labour candidate for the Peckham Parliamentary constituency visited the Consultation Hub on a regular open day to discuss the scheme and view the model shared at the consultation events
Cllr Natasha Ennin	June 2024	• Skills and employment opportunities for local young people

That Peckham Boy – John Apena	June 2024	• Overview of the latest proposals
ACCF	June 2024	• Approach to equalities • Design update

4.0 Early 2022 Consultation

4.0 Early 2022 Consultation

4.1. This section provides a summary of the activities undertaken and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre that took place in early 2022.

4.2. The purpose of this stage of consultation was:

- To understand the local needs and aspirations of local residents, community groups, businesses or visitors to the area in order to set design principles for the redevelopment.
- To receive feedback on the retail, hospitality and leisure offer and landscaping and public realm.

4.3. This stage of consultation included the following:

- Distribution of **introductory letters** to local political and community stakeholders
- Organisation of **one-to-one meetings** with a number of these
- Distribution of an introductory newsletter to over **8,300 local addresses**, providing contact details for initial comments and enquiries
- A dedicated **consultation website**
- **11** thematic blogs
- **Three** online surveys
- **Three** door-knocking sessions
- **Three** pop-up events
- The opening of a **consultation hub** on site staffed by the Applicant, allowing local residents, shoppers and visitors to the Aylesham Centre to learn about and discuss the Proposed Development.
- **Four** social media campaigns from February to April 2022, generating **2,160 clicks through** to the consultation website.
- **Three adverts** in local newspapers, introducing Berkeley Home and their vision for the Aylesham Centre, were published in two local newspapers – ***Southwark News*** and ***South London Press***.
- Regular email newsletters to the **500+** subscribers on the mailing list.



February 2022: Consultation Hub

4.4. During this consultation period, four feedback surveys were hosted on the consultation website. These surveys were entitled as follows:

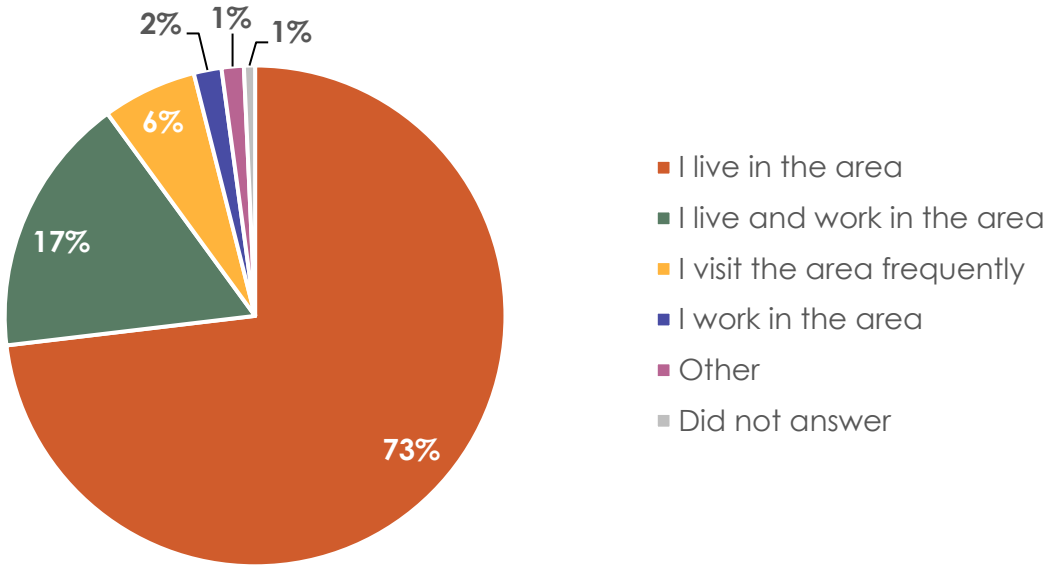
- Getting to know you and your community
- Share your views: Public open space
- Share your views: Retail

4.4.1. **Getting to know you and your community**

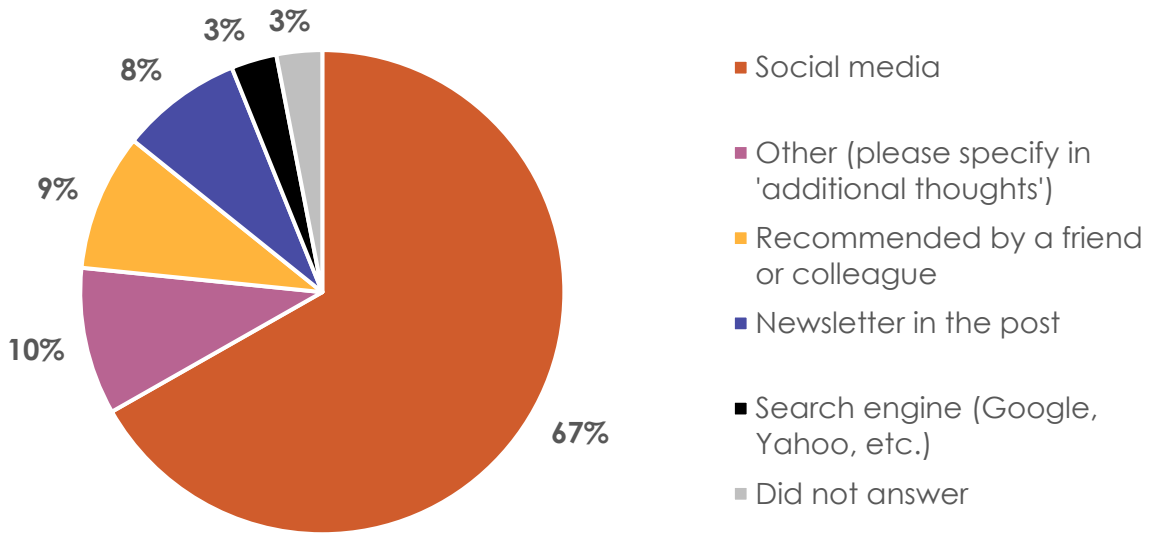
4.4.2. This survey ran from 2nd February 2022 to 19th March 2022. A total of **279 responses** to the initial survey entitled **Getting to know you and your community** were received. This survey sought to understand what people valued in the local area.

4.4.3. The survey contained eight questions providing both quantitative and qualitative data, representing how respondents connect to the local area. Specific feedback from the survey is detailed below with both the quantitative and qualitative data feeding into the later feedback analysis and concluding sections of this report.

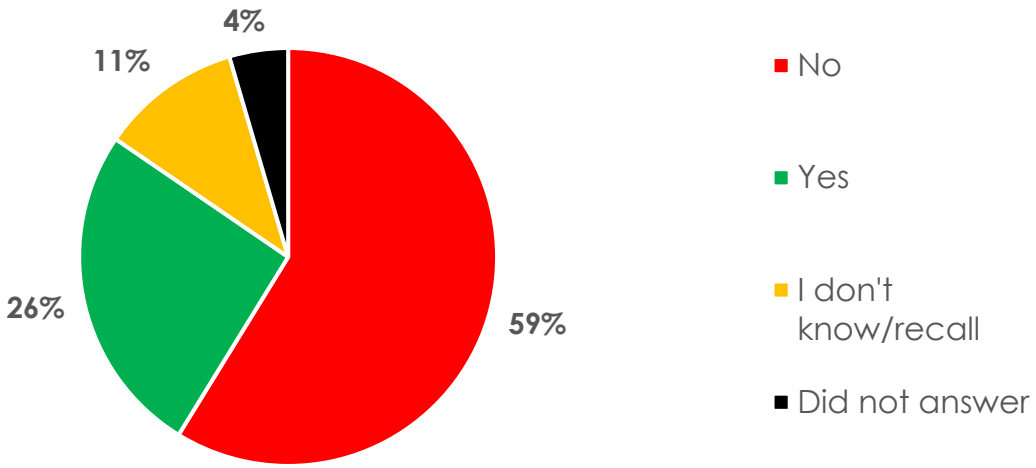
4.4.3.1. **What best describes your connection to Peckham?**



4.4.3.2. **How did you hear about the project?**



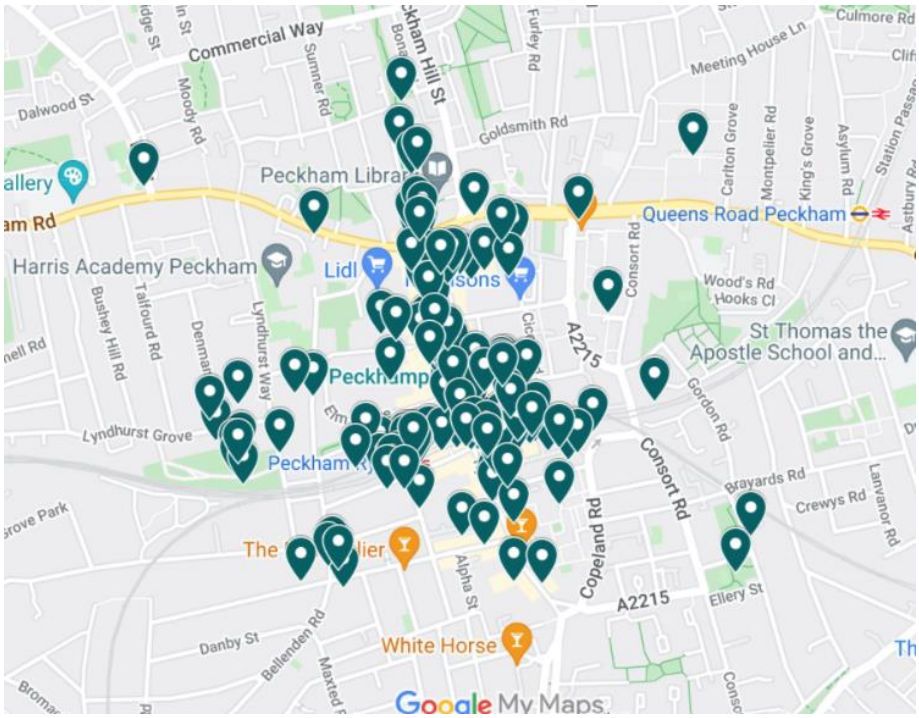
4.4.3.3. **Did you engage with the previous proposal for The Aylesham Centre by Tiger Developments?**



4.4.3.4. **Where possible, we want our ideas for the Aylesham Centre to enhance the character of the local area and the identity of its communities. What is one place that you really value in your local area?**

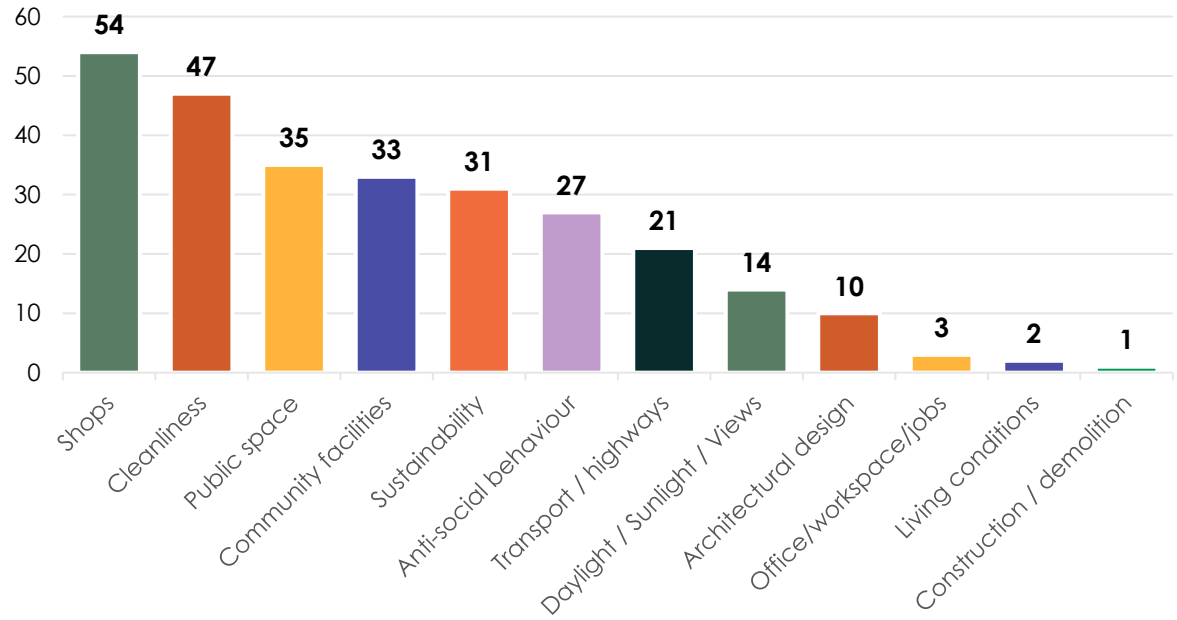
Of those who completed the survey, **149** respondents provided a specific place that they value in the local area. The map details an even spread of locations along Rye Lane, with a cluster to the south of the site from Peckham Rye Station to the Bussey Building. Specific places that garnered multiple mentions included Peckham Plex, retail outlets on Rye Lane and the Jones and Higgins Building.

Further afield, open spaces throughout the area were noted as places of interest and value, highlighting the local need to increase the amount of green open spaces throughout the proposals. As such, the Applicant and project team sought to find out more about the type of public open spaces preferred by the local community in the further surveys introduced at this consultation stage,



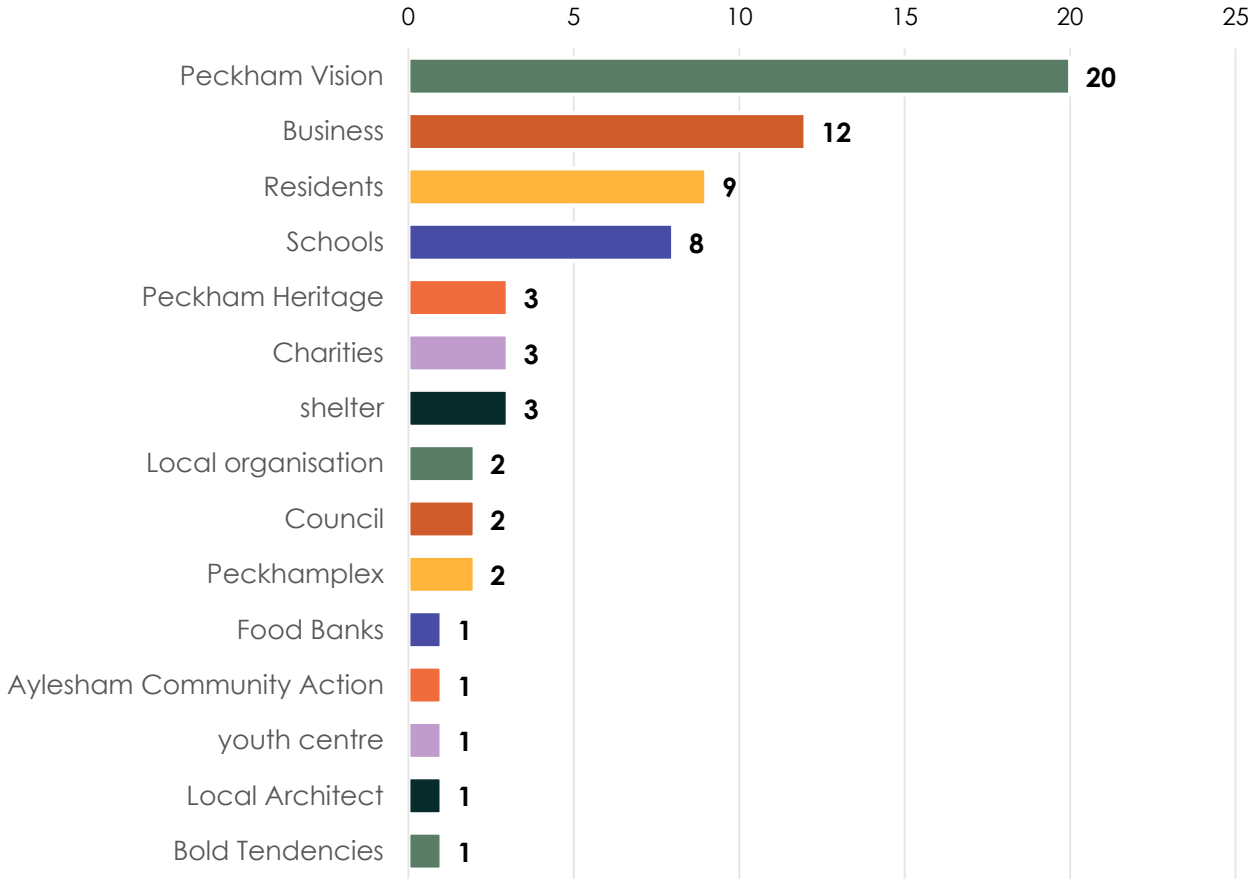
4.4.3.5. **What could be improved in the local area?**

This question asked respondents what they wished to see improved in the area. This question did not explicitly ask respondents what they wished to see in a new development, rather it was a more high-level, general query into how they perceived the shortcomings and weaknesses of the area. The below chart lists the themes that respondents identified. Shops and the retail offer in Peckham town centre was the most often cited potential improvement, with cleanliness and the improvement in the quantity and quality of public space in Peckham also popular choices. Therefore, the Applicant created a further survey regarding retail choices to better understand the local community's retail preferences.



4.4.3.6. **We want to build relationships with local organisations to hear their thoughts on our ideas for the Aylesham Centre. Do you have any suggestions about who we should speak to?**

This survey sought to discover if there were any local groups, organisations or individuals who respondents believed needed to be involved in the consultation process. This question prompted **110 responses** with the most common themes detailed in the graph below. The most popular group picked up in these themes was **Peckham Vision.**



4.5. **Retail, hospitality and leisure space improvements and green and open spaces**

4.5.1. This early period of engagement demonstrated that a large number of people who either live, work or visit the area were receptive to engagement and displayed an interest in the future of the Aylesham Centre and in development in Peckham.

4.5.2. After this first survey, where respondents were asked to identify their three top priorities for the redevelopment of the Aylesham Centre, five key priorities emerged. These were:

- New landscaping and green spaces
- Improved shops
- Hospitality and leisure spaces
- Affordable homes
- Public open space or squares

4.5.3. Therefore, two further surveys was published to further explore the topics of retail, hospitality and leisure space improvements and green and open spaces. From 8th April 2022 – 8th May 2022, the Applicant sought views and feedback on these two topics. Responses to which have been listed below.

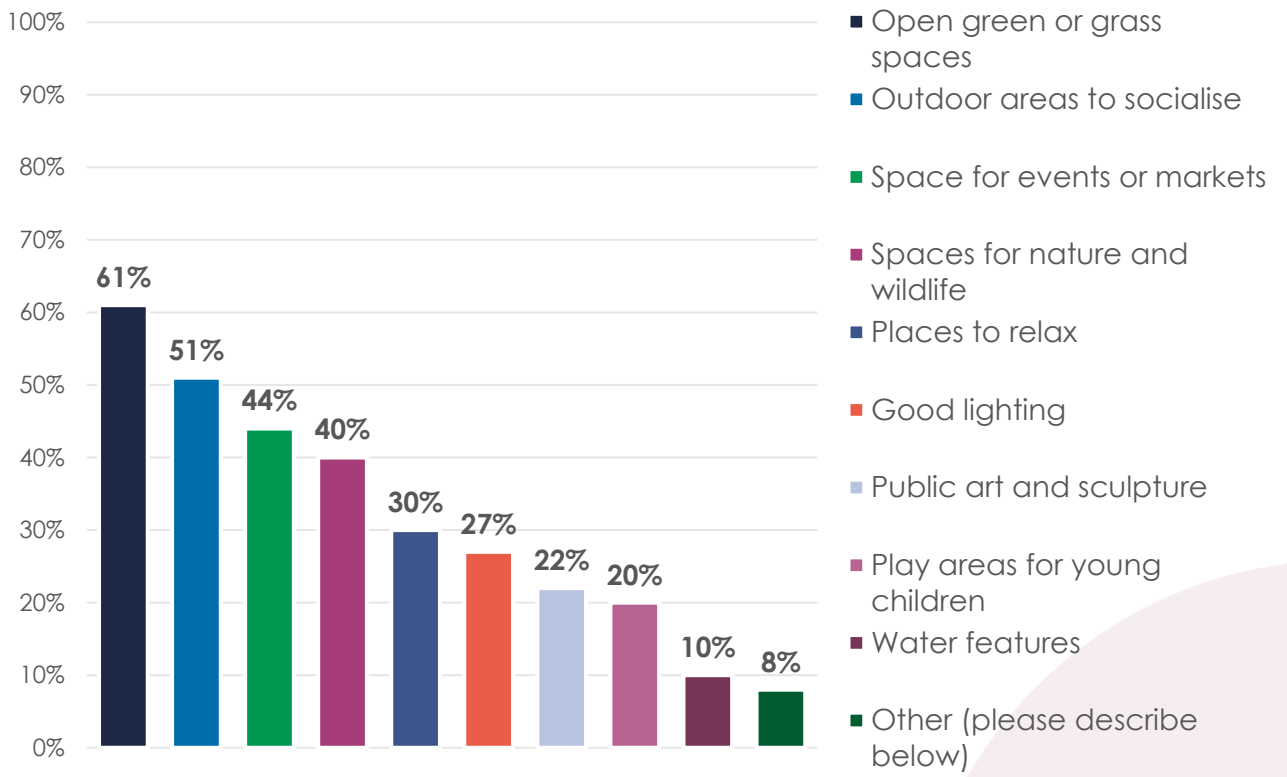
4.5.4. Share your views: Public open space

4.5.4.1. The first of these mini surveys was called **Share your views: Public open space** and contained two questions, the first of which asked respondents to list the most important issues related to open spaces in the redevelopment of the Aylesham Centre. Respondents were then given the opportunity to list any further issues they wanted to note in second question of the mini survey.

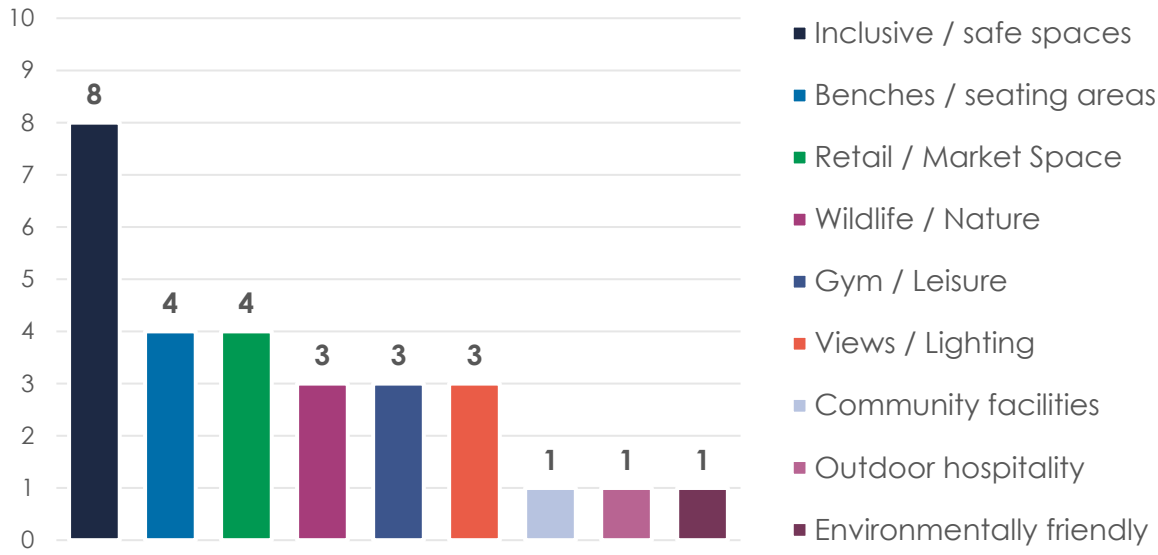
4.5.4.2. We received a total of **143 responses** to this survey.

4.5.4.3. **Which of the following are most important to you for new public open space at the Aylesham Centre? Please choose up to three.**

Respondents were asked to pick their three most important features for the new public open space at the Aylesham Centre in a multiple-choice question. Nine potential responses were given, and consultees had the option of choosing up to three of them. A further option of 'other' was given to respondents who wished to provide an answer not listed on the mini survey. **The table below represents the percentage of overall respondents (143) who included public open space as one of their responses**.



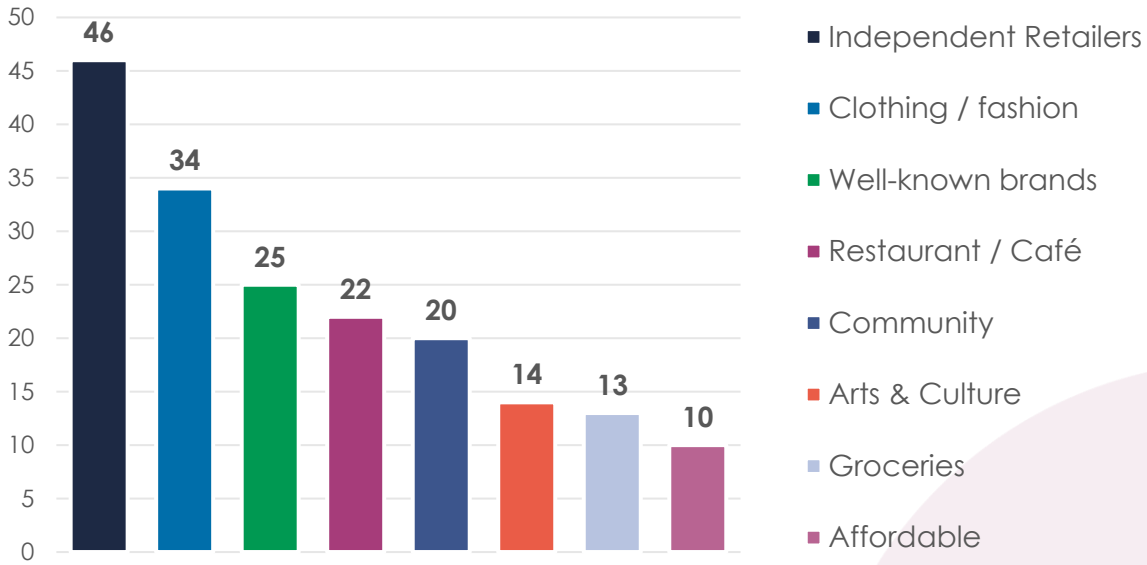
4.5.4.4. **If you answered 'Other', please describe what you would like to see.**



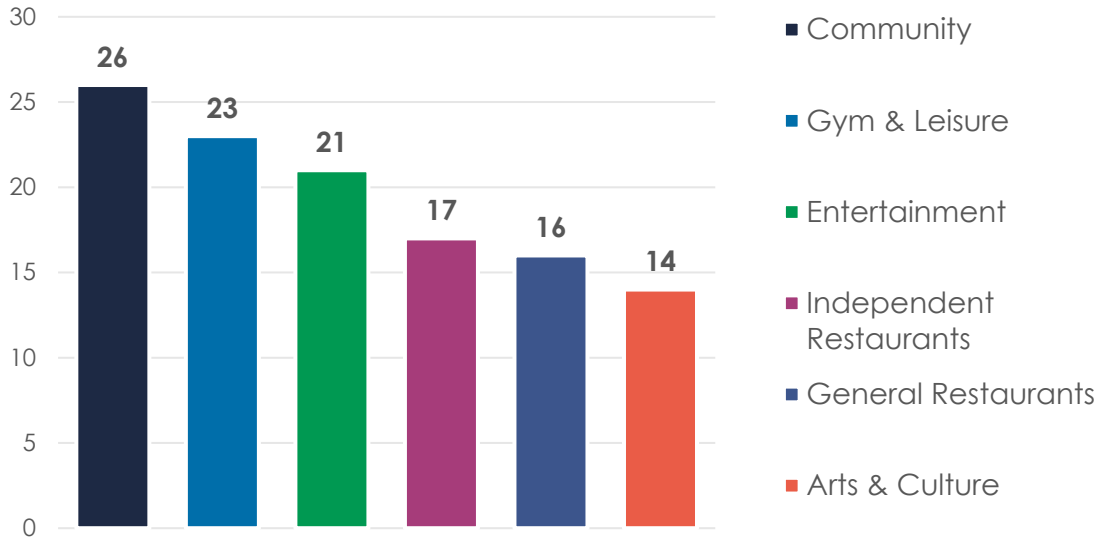
4.5.5. Share your views: Retail

The second of these mini surveys was titled **Share your views: Retail** and contained **three questions** asking respondents to write about the types of shops, hospitality and leisure facilities they would like to see at the future Aylesham Centre. We received a total of **132** responses to this survey

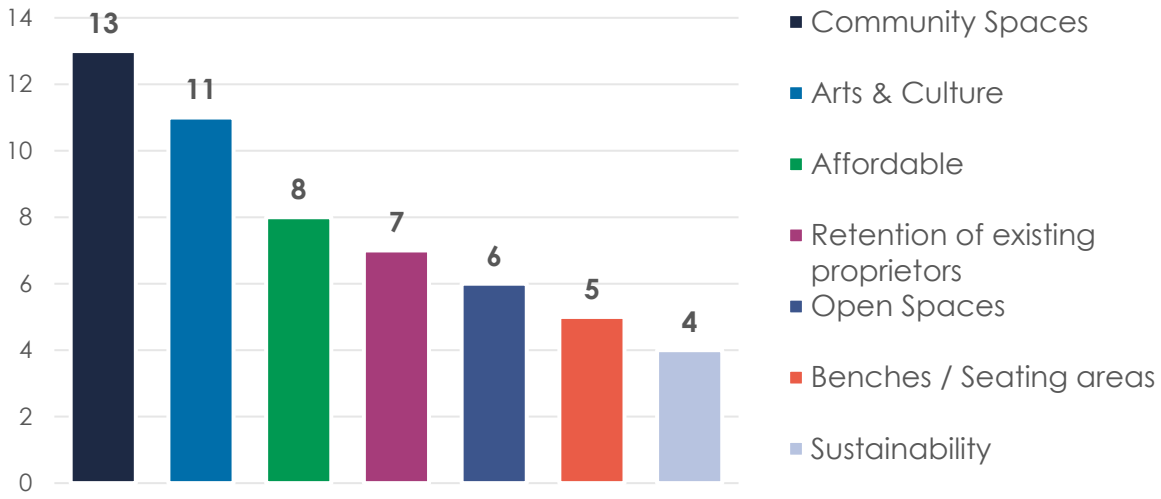
4.5.5.1. **Which types of shops would you most like to see at the Aylesham Centre?**



4.5.5.2. **Which types of hospitality (e.g. restaurants and bars), and leisure facilities (e.g. gym and entertainment venue) would you most like to see at the Aylesham Centre?**



4.5.5.3. **Would you like to share anything else with us about what you would like to see as non-residential use at The Aylesham Centre?**



Key feedback themes

4.6. The key issues coming from this stage of engagement included:

<u>Community engagement and consultation process</u>

- Community engagement was a common theme in the initial community engagement phase, particularly in introductory meetings with political and community stakeholders.
- Local groups who had experienced the previous development proposals urged the project team to think deeply about how best to engage with local residents across all demographics. They suggested that some residents might be resistant to change

given the experience of substantial regeneration in the area over the past several years and had not been reached out to in Tiger Developments' previous proposals.
- Local community stakeholders were very keen to impress the idea that that it must be clear what benefits there will be in the scheme for local residents.

Retail and leisure space improvements

- Throughout the first stage of the community engagement process, retail was identified as a hugely important issue by a wide range of consultees in a range of ways. In the online surveys 'improved shops' was the second most common priority respondents wished to see in any potential redevelopment of the Aylesham Centre.
- Retail was identified as an important issue by a wide range of consultees in a range of ways. Through both the survey and in-person events, respondents made it clear that they still see the area as predominantly retail focused, however they do wish to see this offer improved, particularly in quality and variety.

Affordability

- The affordability of rent levels for both homes and businesses were prevalent issues during the first round of community engagement events.
- Many residents appreciated the need for more housing development but wanted new housing to be affordable and available for those already living in the area.

Previous proposals from Tiger Development

- Respondents demonstrated awareness of the proposals for the previous scheme and that they had engaged with these at the time.
- Where consultees were aware of the previous plans and engaged in that process, they noted the height of Tiger Developments' plans as a key issue.
- A number of residents and respondents reacted positively to the development of the site as they welcomed the potential to regenerate the area.

5.0 Summer 2022 Consultation

5.0 Summer 2022 Consultation

5.1. This section provides a summary of the activities undertaken and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre which took place in Summer 2022.

5.2. The purpose of this stage of consultation was:

- To build on the momentum of earlier engagement.
- To share and gather feedback on the emerging development principles, retail, non-residential ground floor uses and features for the development of the Aylesham Centre.
- To outline the opportunities and constraints of the Site and gain feedback on these elements of the proposals such as bus routes.

5.3. Like the initial phase of consultation, this second phase included a mix of in-person and online engagement. This stage of consultation included the following:

- Distribution of letters to local political and community stakeholders
- Distribution of **two community newsletters** to over **8,300 local addresses**
- **Four** social media adverts targeting those in local to the site.
- Updates to the dedicated consultation website, including:
  - **Four** thematic blogs
  - **Four** associated online surveys
  - **Five** e-newsletters to those residents and stakeholders who had signed up to the consultation website's mailing list.
- A number of public consultation events, including
  - **Two** door knocking events, informing both local businesses and residents of upcoming events.
  - **Three** public exhibitions, held on site at the Aylesham Centre, attended by **73 people**.

5.4. Four surveys were published during this period of consultation regarding the following topics:

- **Site Opportunities and considerations**
- **Development principles**
- **Potential bus route changes and improvements to Rye Lane**
- **Design ideas for the non-residential ground floor**

5.5. We received a total of **406 responses** to the four surveys published on the consultation website during the second stage of public consultation. All four surveys were launched on **7th July 2022** and closed on **30th August 2022.** The results from the four surveys are summarised overleaf.

5.5.1. Survey 1: Site opportunities and considerations

Our first survey asked for feedback on potential opportunities and considerations for the site. **149** people responded to this survey.

5.5.1.1. The map below indicates the locations that people highlighted as key 'opportunities and considerations' for the site. Areas highlighted included:

- Locally important buildings to the north-west of the site.
- The centre of the site – a location where taller buildings may be appropriate.
- Retail at the Centre and along Rye Lane
- The location of a new Morrisons

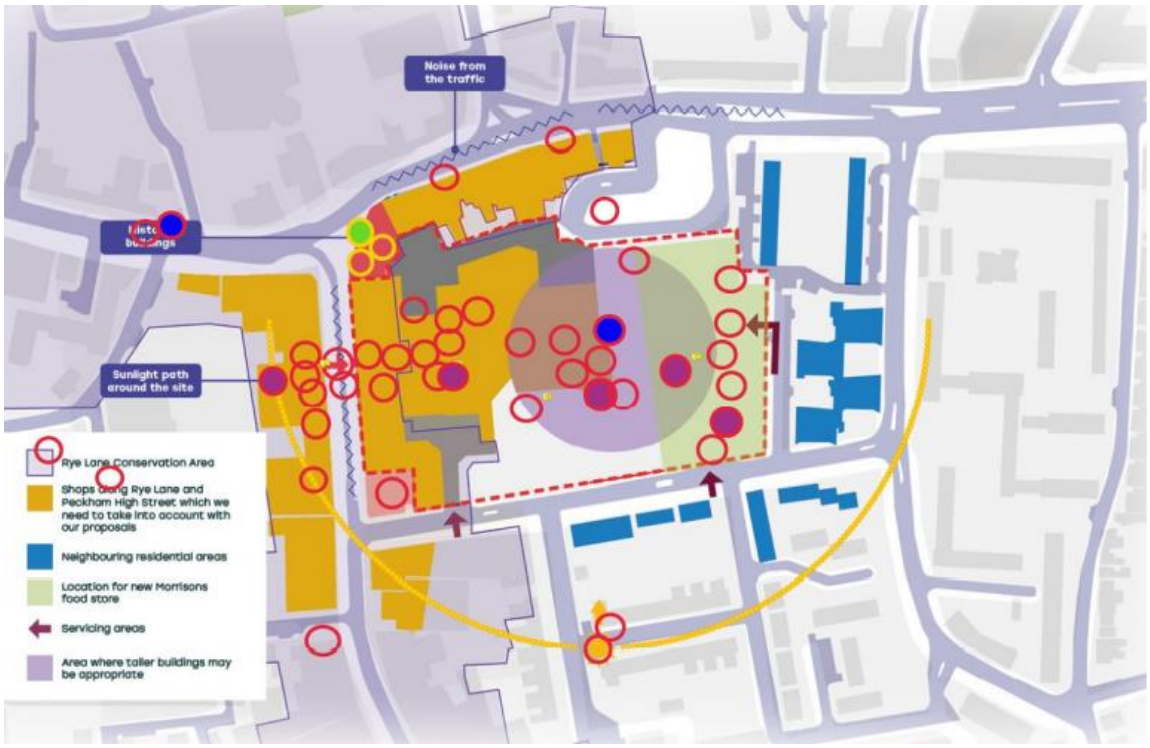
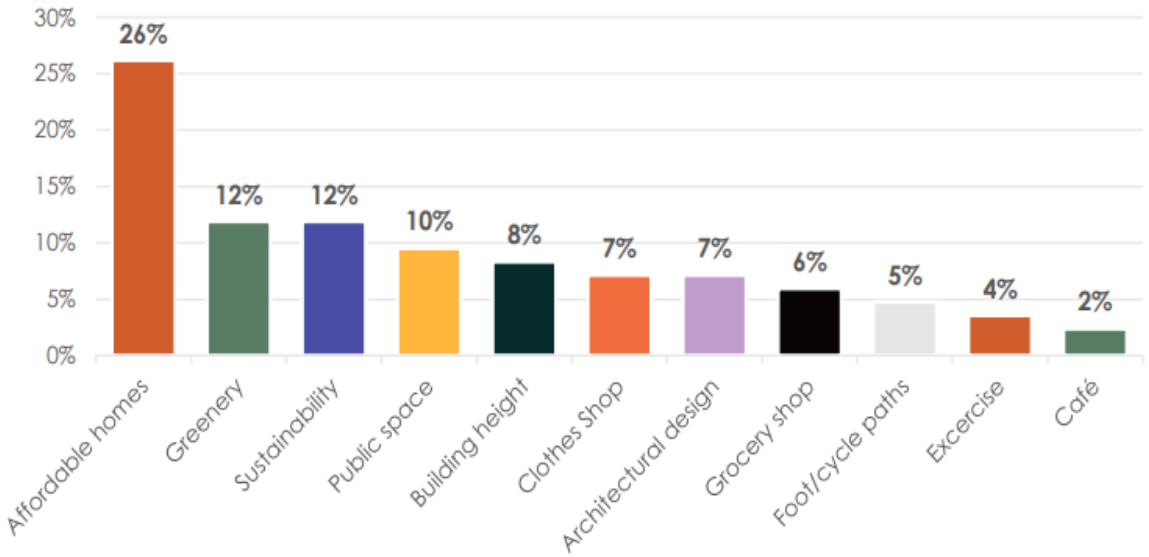


Figure 1 - Map indicating locations respondents highlighted as key 'opportunities and considerations' for the site.

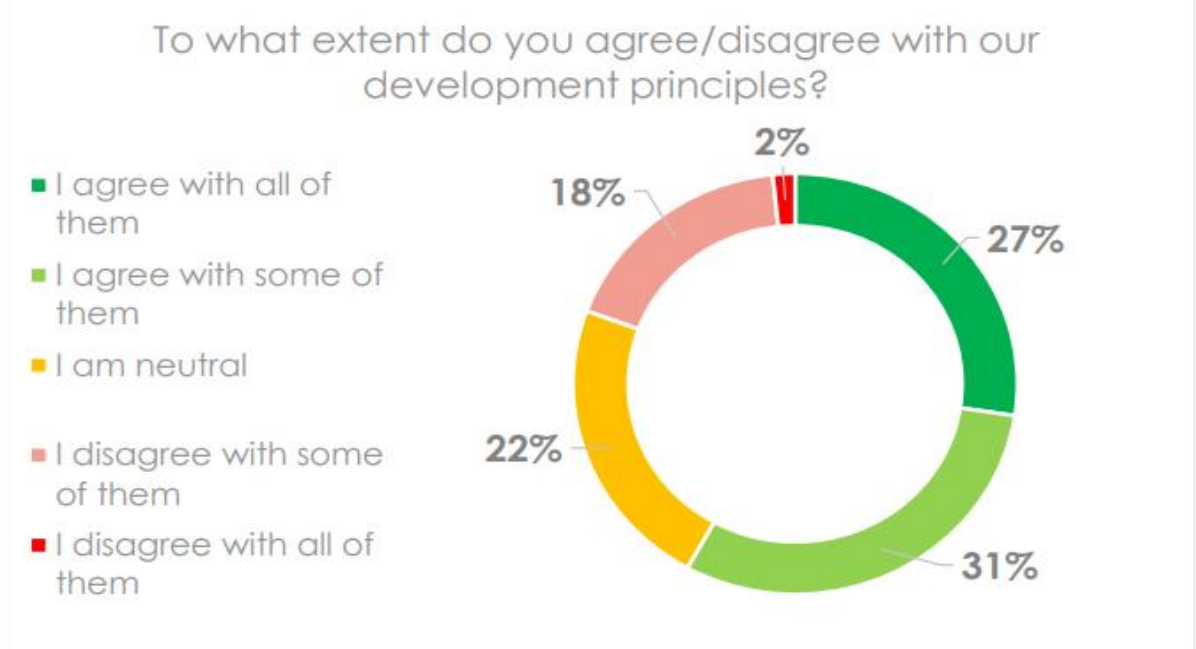
5.5.1.2. The chart below shows key themes of opportunities and constraints identified by those who responded to the survey – including affordable housing; greenery; sustainability; and public spaces.



5.5.2. Survey 2: Development Principles

The second survey asked respondents to provide their feedback on the development principles introduced by the project team. As shown on the chart below – almost 60% of those who responded to this survey agreed/strongly agreed with the development principles for the site as set out in the consultation.

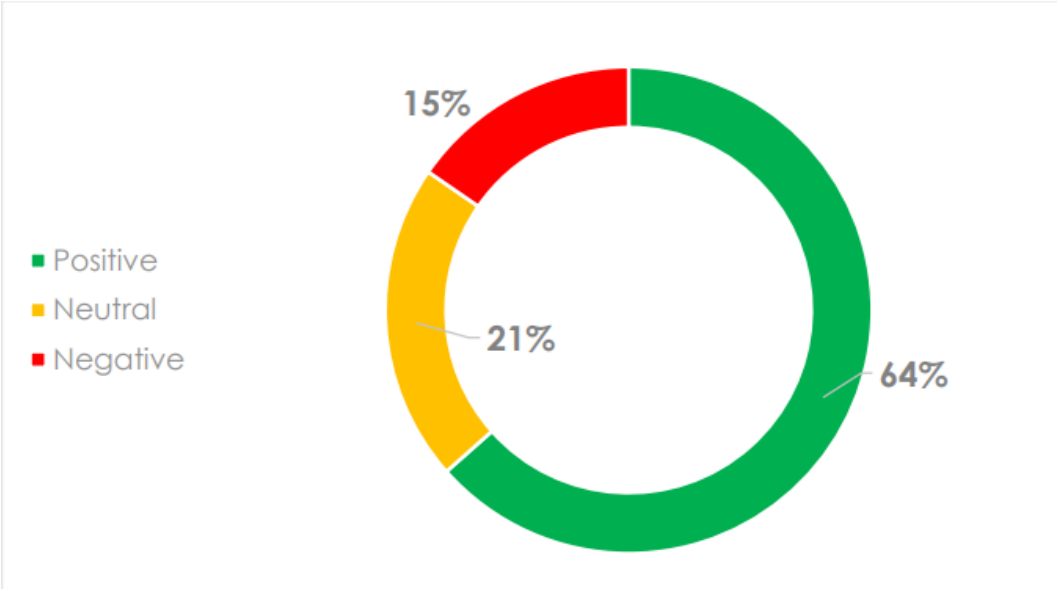
In line with the feedback on site opportunities and considerations outlined above, key factors raised by respondents when explaining their answers to the question included provision of affordable housing, promotion of sustainability and provision of new public spaces.



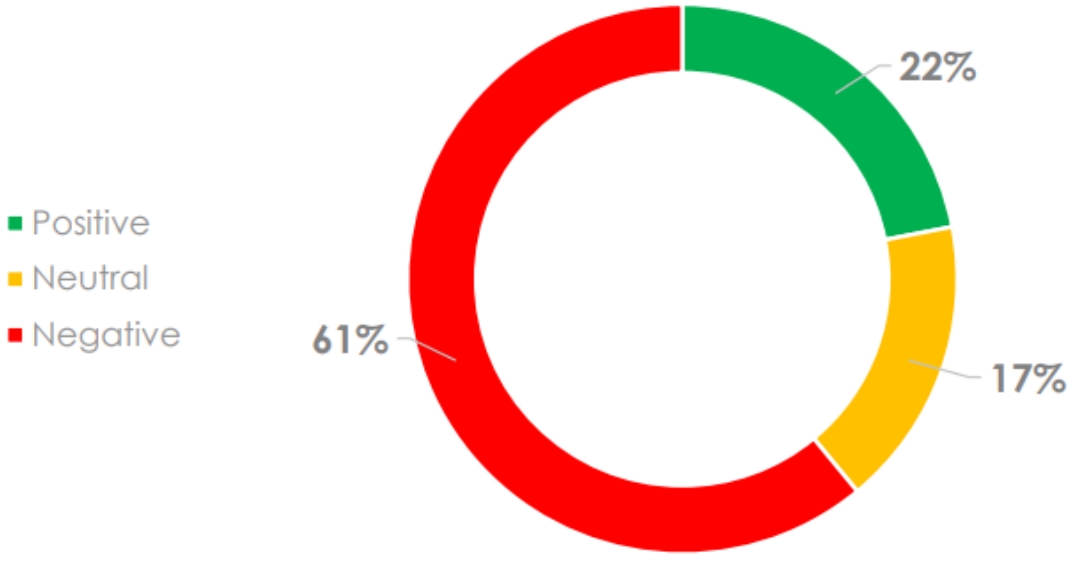
5.5.3. Survey 3: Potential bus route changes and improvement to Rye Lane

The third survey invited comments on two potential options for improvements to bus routes and changes to Rye Lane.

5.5.3.1. **Option 1** - to keep the existing bus route and provide improvements along Rye Lane – was popular among those who responded, as shown in the chart on the left. Reasons for support for this option included the provision of new green spaces and the widening of Rye Lane, as well as improvements to the pedestrian experience and cycling.



5.5.3.2. **Option 2 –** to divert southbound buses from Clayton Rd to a new route within the masterplan, was less popular, as shown in the chart on the left. Concerns expressed included impacts on traffic and the pedestrian experience, as well as the lack of green space under this option.



5.5.4. Survey 4: Design ideas for the non-residential ground floor

The final survey asked people to choose between different options for the ground floor of the development – in terms of new outdoor public spaces. Respondents were invited to select a preferred option from among a series of precedent images, showing different types of outdoor spaces. The below results show the most popular option, and what percentage of respondents chose this for each individual question. These results are shown below.

5.5.4.1. **30%** of respondents said they liked the below image the most - from the 'Green or grassy areas' category.



5.5.4.2. **39%** of respondents said they liked the below image the most - from the 'Social or community focused spaces' category.



5.5.4.3. **44%** of respondents said they liked the below image the most – from the 'Public squares or courtyards' category.



5.5.4.4. **31%** of respondents said they liked this image the most – from the 'Features and Facilities' category.



5.5.4.5. **13%** of respondents said they liked this image the most – from the 'Retail, leisure and hospitality' category.



5.6. There was appreciation among stakeholders and consultees for the project team's continued outreach and broad interest among stakeholders in the redevelopment of the Aylesham Centre. Key recurring themes raised throughout this period of consultation included:

Bus route preferences

- A clear preference for keeping the existing bus routes as they are, widening Rye Lane and providing additional green spaces and improvements for cyclists.
- There was also support for the retention on the existing bus route and the limitation of any impact on local businesses that a new route would bring.

Development principles

- Completed feedback forms from the three public events held in Summer 2022 indicated broad support for the development principles, with particular interest in affordable housing, public realm improvements and sustainability.

Relationship between height, massing and affordable housing

- As in the previous consultation stage, affordable housing provision and height and massing were key features of respondents' feedback.
- Both affordable housing and workspace were referenced repeatedly in responses to both the development principles and site opportunities and considerations surveys.
- Height and massing remained a key consideration for many, with concerns expressed regarding potential impacts on daylight, sunlight, and views in the area.

Support for green open spaces with seating and support for retail and market spaces

- As seen in earlier stages of the consultation **market places**, **improved retail offers**, and the **creation of safe, well-lit and comfortable meetings area** were all popular aspirational choices for the future of Peckham and the Aylesham Centre.

6.0 Winter 2022-2023 Consultation

6.0 Winter 2022-2023 Consultation

6.1. This section provides a summary of the activities undertaken, and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre that took place in winter 2022 and 2023.

6.2. The purpose of this stage of consultation was to:

- Share the proposed masterplan for the Site, seeking to help the community understand the masterplan's design approach and relation to surrounding areas.
- Hear views on the public open spaces, landscaping and proposed new routes in the masterplan.
- Discuss the non-residential use for the Site, such as shops, leisure and community facilities with the community.

6.3. Like the initial phase of consultation, this second phase included a mix of in-person and online engagement. Activity during this stage of consultation included the following:

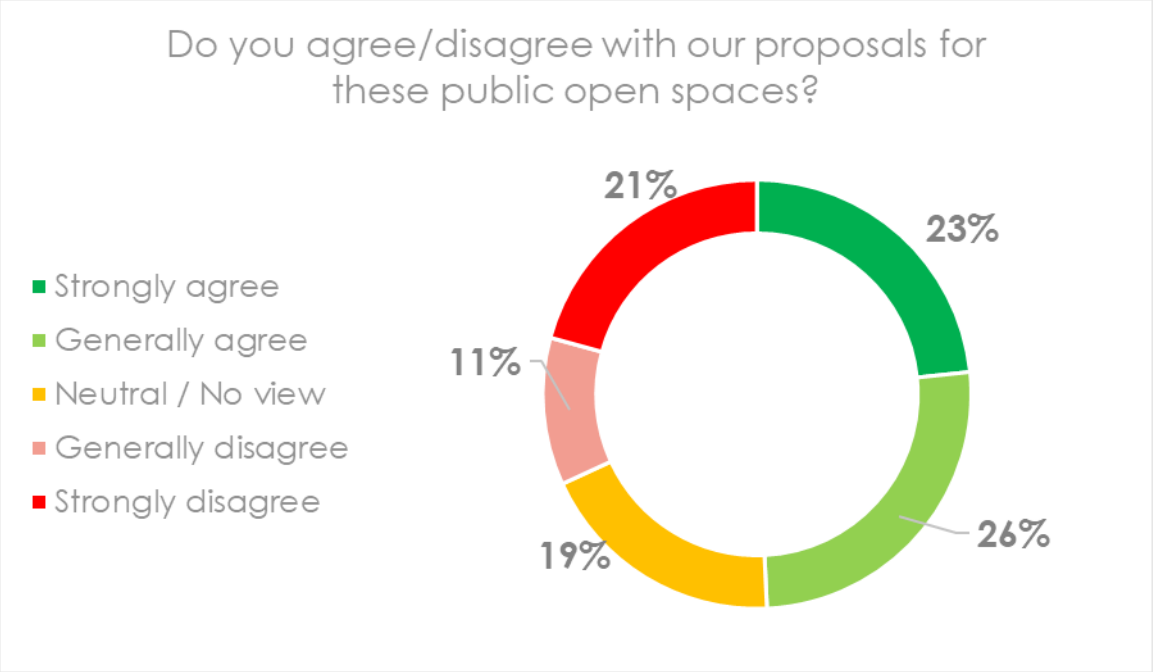
- Distribution of letters to local political and community stakeholders.
- Organisation of one-to-one meetings with a number of these.
- Distribution of two community newsletters to **8,300 local addresses**.
- A half-page newspaper advert in Southwark News (print and digital editions)
- Updates to the dedicated consultation website, including:
  - **11** thematic blogs.
  - An online survey on the masterplan.
  - **Seven** e-newsletters to those residents and stakeholders who had signed up to the consultation website's mailing list.
  - An upload of the board presentation video.
- A number of public consultation events, including:
  - **One** door knocking session, informing both local businesses and residents of upcoming events.
  - **Two** community pop-up sessions outside the Aylesham Centre
  - **Four** public exhibitions at Unit 12 the Aylesham Centre
  - **Two** masterplan presentations at Unit 12 of the Aylesham Centre
  - **One** online webinar – a recording of which was later uploaded to the consultation website.

6.4. The online survey was published on the consultation website on **22nd November 2022** and remained open until **29th January 2023**. The results from the survey are summarised below.

6.4.1. Winter 2022-2023 feedback survey

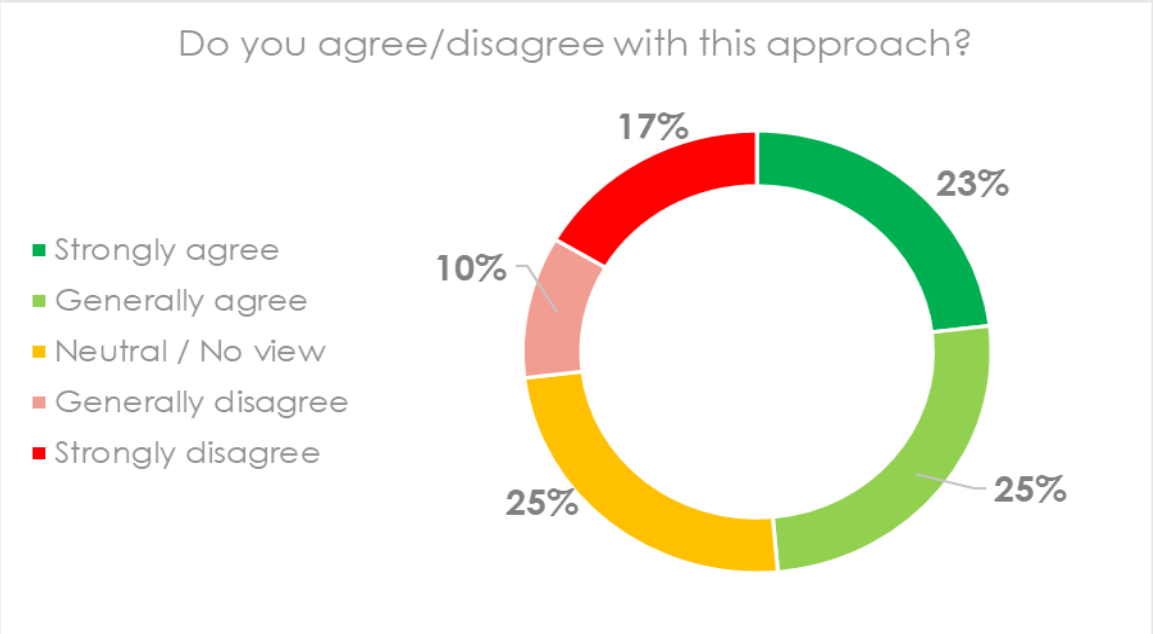
The survey in this consultation period asked open and closed questions on the preferred masterplan that was presented in winter 2022-2023. There were **325 responses** to the feedback survey – including 305 online via the website and 20 paper feedback forms completed at events/returned subsequently.

6.4.1.1. **You told us that providing new public open spaces is a priority for this redevelopment. We're proposing 8,000sqm of public open space, including green areas, places to gather and sit, and improved open spaces and footpaths. Do you agree/disagree with our proposals for these public open spaces?**



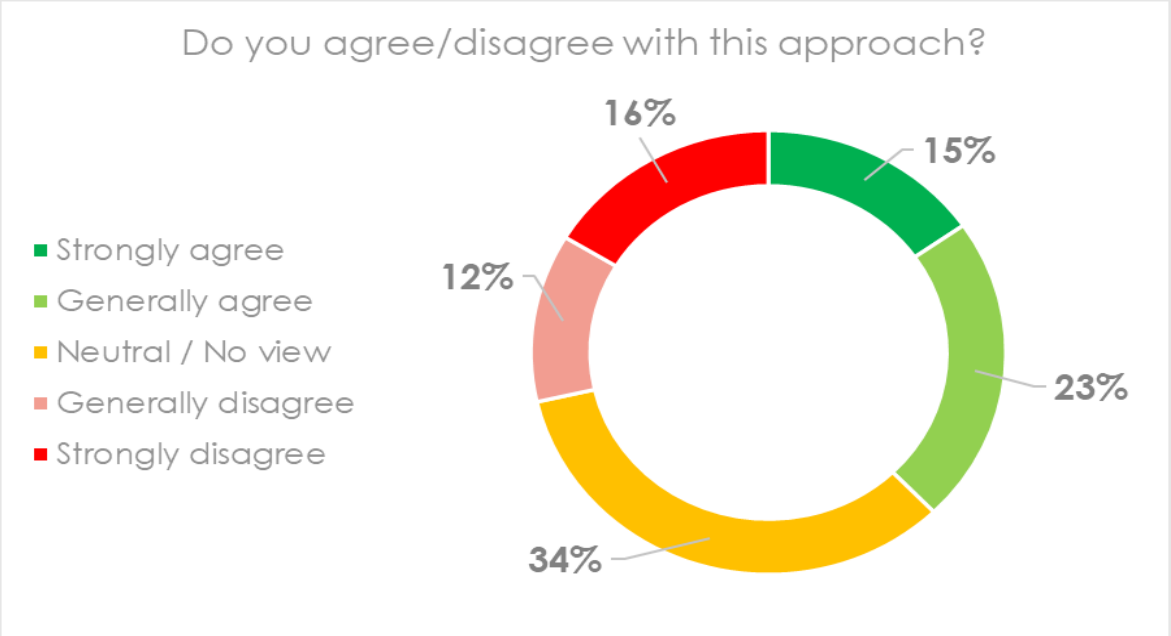
49% of people strongly or generally agreed with the proposals for public open spaces, with **32%** strongly or generally disagreeing. When asked to provide an explanation for their response, respondents agreed that there is currently a lack of open spaces in the area for residents to gather. Some respondents mentioned that the height of surrounding buildings, could overshadow areas.

6.4.1.2. **There are currently poor connections between Rye Lane, Morrisons and the bus stand and beyond. Our studies have found that improving the north-south and east-west links through the site is really important to pedestrians and the success of shops on our site. Do you agree/disagree with this approach?**



48% of respondents were strongly or generally supportive of the approach to improving connections, with **27%** strongly or generally disagreeing. A number of respondents indicated that they believed opening up and improving connections would result in greater footfall for local businesses and better outcomes for pedestrian and transport on Rye Lane.

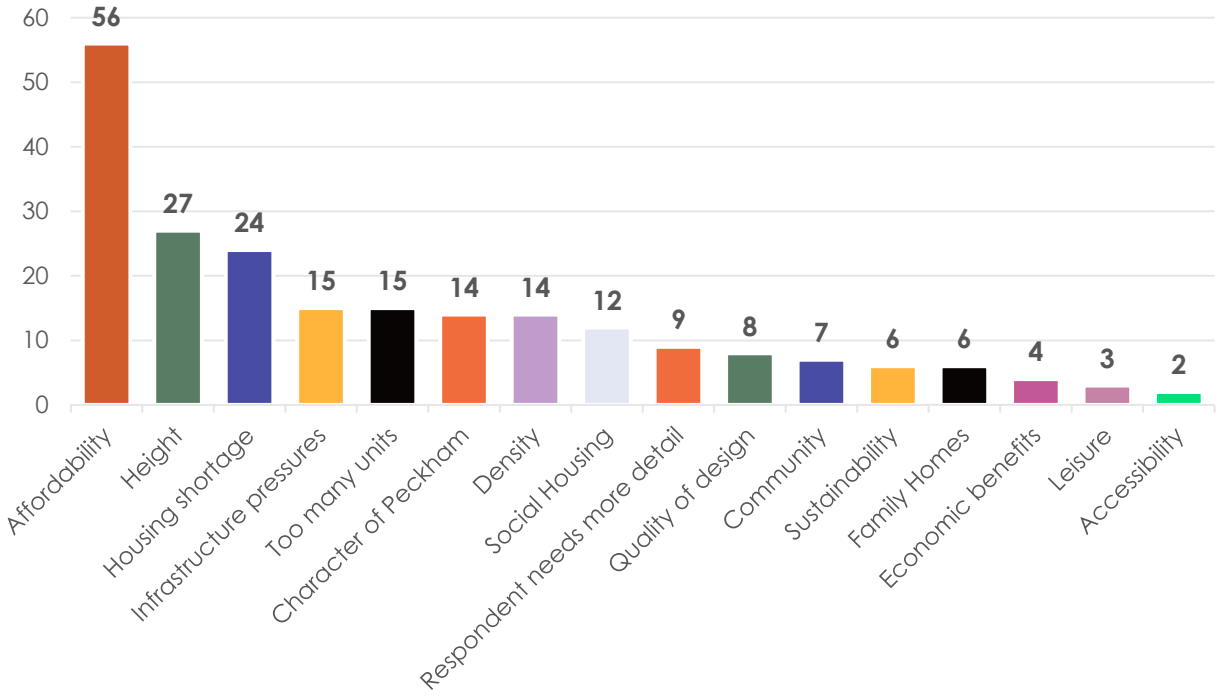
6.4.1.3. **Our approach to the shops, leisure and hospitality uses is designed to have the Morrisons store as the cornerstone of the site, and a leisure use in the heart of the development. Do you agree/disagree with this approach?**



38% of respondents were strongly or generally supportive of the proposed approach to non-residential spaces, with **28%** strongly or generally opposed and **34%** expressing a neutral view. Respondents expressed that keeping Morrisons is incredibly important in the Peckham area. Other priorities included providing spaces for independent businesses, and provision for arts and cultural spaces.

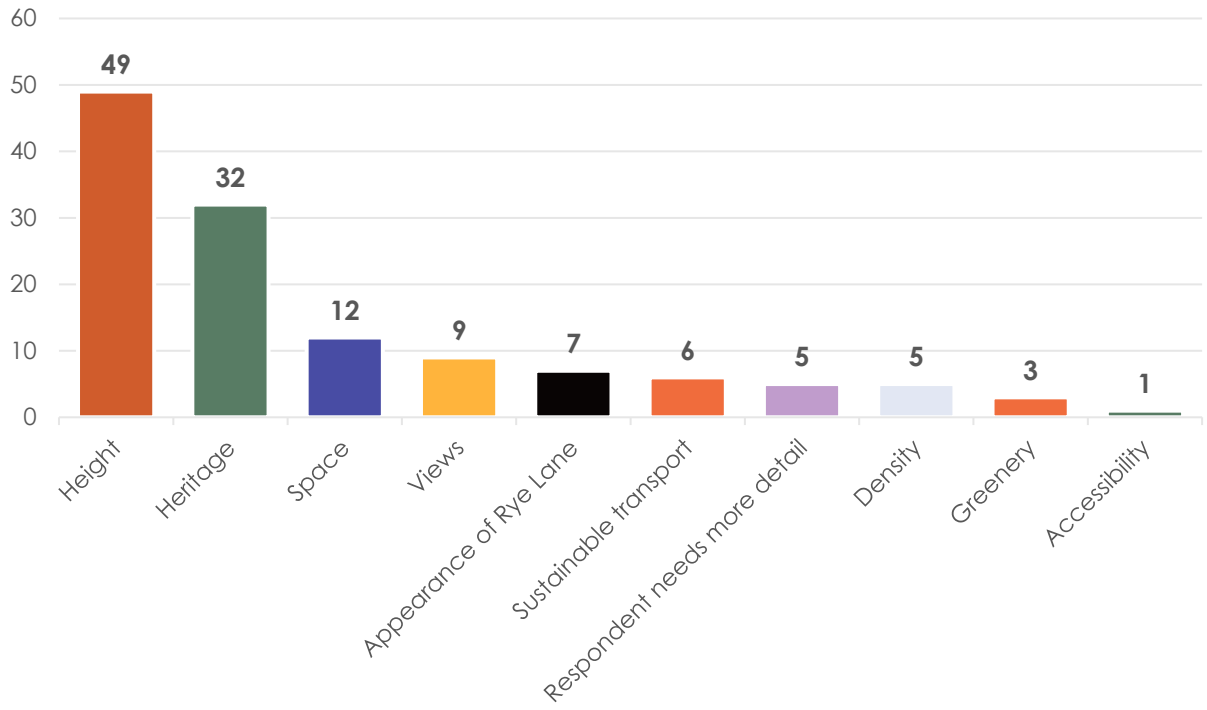
Respondents also raised questions about what type of leisure would be provided and several requested further detail.

6.4.1.4. **There is a clear and growing need for new homes in Southwark, including family and affordable homes. We have undertaken analysis and testing which suggests that we could provide up to 1,050 high-quality new homes here. What do you think about this element of our proposals?**



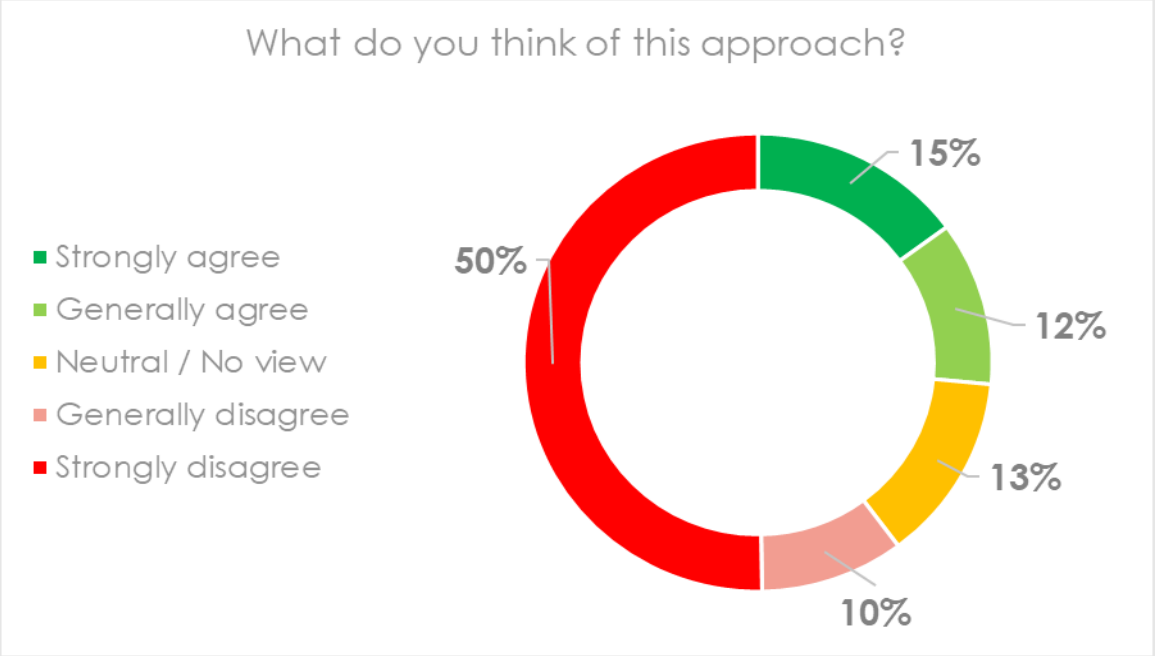
The above chart illustrates the themes that were raised for this question. The majority of respondents agreed that there is a growing need for homes in Southwark and that this is incredibly important for the community. A number questioned how affordable these homes will be for local residents and how these would respond to the housing crisis. Height and density were also raised in a number of responses, alongside questions regarding impacts on local character and infrastructure.

6.4.1.5. **You told us that you would like our buildings set back from Rye Lane, and that it was important to you that we respect the conservation area and historic buildings. We have included this within the preferred masterplan by widening Rye Lane and proposing lower buildings near the edges of the site. What do you think of this approach?**



The above chart illustrates themes observed in respondents' answers to this question. Respondents agreed that widening Rye Lane is favoured because of the congestion on pavements and the existing cycle lane. However, a number of consultees raised the need to protect the conservation area and local character.

6.4.1.6. **Our architects have proposed taller buildings in the centre of the masterplan to make space on the ground floor to provide the public open space and mix of non-residential uses. Do you agree/disagree with this approach?**

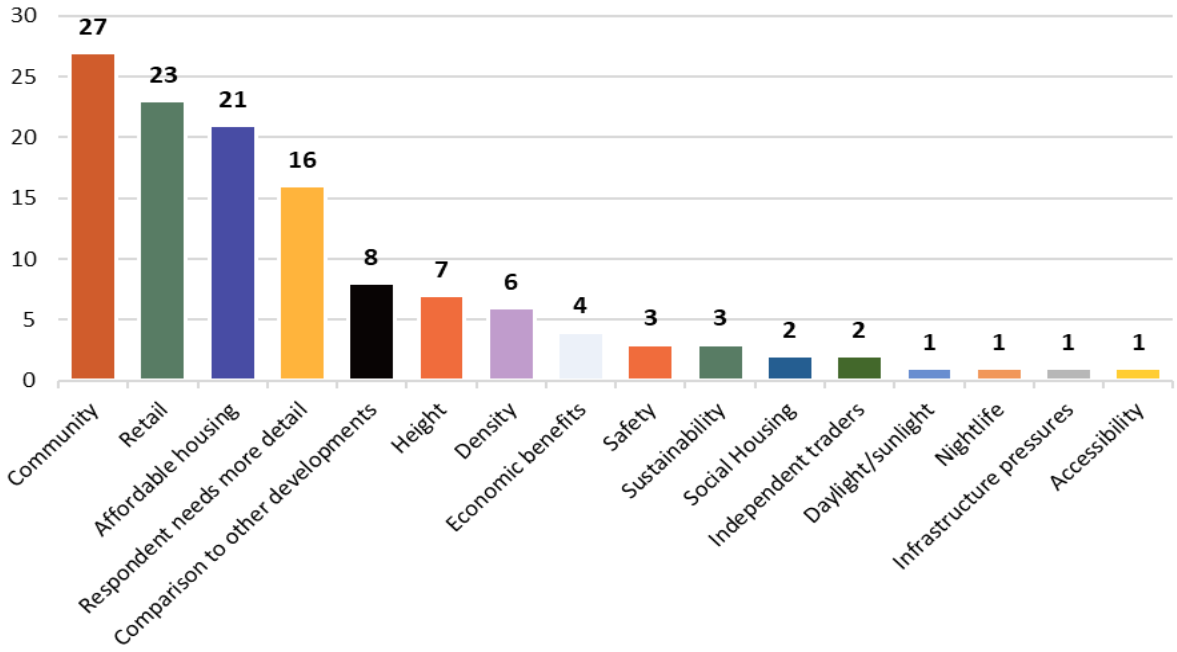


50% of respondents strongly disagreed with the approach to providing taller buildings in the centre of the masterplan and **10%** generally disagreed. **27%** expressed strong or general agreement. Those who strongly disagreed with the approach to height often cited the character of Peckham and impacts on heritage assets on Rye Lane as their reason for opposition.

Some respondents suggested that the amount of open space at ground level could be reduced in order to reduce the overall heights.

Those in favour of the approach to height noted that this would enable the delivery of significant affordable housing and represent an efficient use of space on the site.

6.4.1.7. **Our vision is to support the establishment of Rye Lane as a shopping destination for Peckham and wider Southwark, provide new public spaces and create high-quality new housing, including affordable homes. Do you think our proposed masterplan achieves this?**



People were asked to provide written comments in response to the above open question. The chart below illustrates key themes raised in these comments – including the sense of community in Peckham and the importance of suitable retail and affordable housing.

Respondents broadly agreed that the emerging masterplan supports the establishment of Rye Lane as a shopping destination for Peckham and wider Southwark. They noted that it could deliver significant benefits, with some saying that they would like to see Peckham become more of a shopping destination, noting its former heyday. A number of respondents suggested that they would like to see smaller local/independent businesses in the area, as opposed to chain stores. Others noted the importance of providing genuinely affordable housing within the development.

6.5. Key themes of feedback from the winter 2022 and 2023 consultation stage, collated from the feedback survey, door-knocking sessions, pop-ups and advertised consultation events such as the public exhibitions, masterplan presentations and online webinar, included:

Relationship between height, massing and housing offer

- Survey respondents consistently drew upon height in the feedback questions, even those that were not directly related to the question of height or massing.
- There were also concerns regarding the relationship between the building heights and the public open spaces proposed in the new development.
- This phase of consultation also saw a section of the community emerge who were supportive of the height and appreciated the potential benefits of housing provision and extra amenities that this presented.

Safety and security of the new development and connections throughout the Site

- The potential to encourage footfall to local business and retail outlets was cited as a positive throughout the survey responses.
- Throughout the feedback survey and during in-person events, the safety and security of these links and public open spaces were cited as important featured of the plans. Consultees wished to see these spaces, routes and paths well-lit and sensibly planned to ensure safe spaces for residents and shoppers and limit any potential for anti-social behaviour.

Affordable housing and retail

- Affordability, particularly for housing and independent retailers, was flagged by consultees during this stage of consultation events.
- Consultees also broadly wished to see the retail offer in the new development have a significant affordable component.
- The identification of **Morrisons as an important retail anchor** within Peckham and support for its reprovision.

The development's relationship with Peckham

- A number of local residents, community group members and local politicians asked about the design's specific relationship to Peckham
- Some respondents noted that support for smaller, independent businesses in the area would help to respect the development's relationship with Peckham and its character.
- There were also questions over **impacts on local infrastructure** as a result of the proposed development.

7.0 New Design Brief and Team

7.0 New Design Brief and Team

7.1. After careful consideration of feedback on previous proposals for the site and in consultation with Southwark Council, following the consultation period that was held in winter 2022-2023, the Applicant worked with the Council to prepare a new design brief for the site.

7.2. The new brief was prepared in response to comments received during the consultation on the 2022 masterplan for the Site during the Early 2022, Summer 2022 and Winter 2022-2023 stages. The Applicant sought to respond to feedback regarding, but not limited to:

- The height and massing of the masterplan
- The development's relationship with Peckham
- The design team's experience of Peckham and the local area

7.3. Therefore, the new brief aimed to set out the vision and expectations to the design team for a proposal that considered the local needs and aspirations for the site.

7.4. In line with the new design brief, the Applicant, in consultation with Southwark Council, appointed a new design team, including additional and local architectural practices, to progress a new planning application for the future of the Aylesham Centre.

7.5. Further to the new design brief and team, the Applicant's approach continued to evolve in response to feedback from the Council and the local community.

7.6. To complement the new design brief and new design team, the consultation website was refreshed. The Applicant held two online meetings with local residents in Autumn 2023 to discuss how to make the website more accessible and user friendly, and how to make the project branding more reflective of Peckham.

7.7. The new design brief was communicated to the public and stakeholders in **May 2023** via the following communication methods:

- An e-newsletter sent to **the subscriber list** on **10th May 2023.**
- A separate tab including the design brief on the consultation website. The updated website was promoted via e-newsletters and flyers throughout the consultation process.
- A blog entitled '**Introducing the new design team'**, published on the consultation website on **18th August 2023.** This blog was accompanied by an e-newsletter sent to **subscribers to the mailing list** on the same date.

7.8. Following the formulation of the new design brief, the new team of **dRMM**, alongside **nimtim** and **Jas Bhalla Architects**, met local residents and stakeholders to learn more about what makes Peckham unique; its history, culture, businesses and people. These early conversations helped to shape the proposals in the application for the redevelopment of the Site.

7.9. The following sections of this document detail the consultation undertaken further to the introduction of the new design brief.

8.0 Autumn and Winter 2023 Consultation

8.0 Autumn and Winter 2023 Consultation

8.1. This section provides a summary of the activities undertaken, and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre that took place in autumn and winter 2023.

8.2. Following the preparation of a new design brief and the appointment of a new design team, the purpose of this stage of consultation was:

- To introduce the new design team and share their work on understanding the local area and its business ecosystem.
- To present early design principles and approaches for the redevelopment for feedback, to inform ongoing design work.
- To proactively engage with sections of the local community that are seldom heard in consultations and those who possess protected characteristics, including young and older people, those with disabilities and Black and Minority Ethnic (BAME) residents.
- To understand what the local community view as the unique character of Peckham.

8.3. As with all other periods of consultation, this phase included a mix of in-person and online engagement. Activity during this stage of consultation included the following:

- **Six** community-led Walk & Talks with the project team to see key locations in and around the site that are important to local people or identify particular challenges or opportunities.
- **Four** outreach meetings and workshops with **21** young people from Bradfield Youth Club and Grove Vale Youth Centre, **six** disabled people through a visit to Southwark Disablement Association and **nine** older people (aged 60-90 years) at Elim House to ensure these seldom heard voices have the opportunity to contribute.
- **Four** community stakeholder meetings.
- **Two** drop-in public consultations at the Main Hall of the Rye Lane Baptist Chapel on Saturday 18th and Saturday 25th November.
- A 'tea and cake' session with **20** older people at the Consultation Hub on Tuesday 21st November, inviting feedback on the emerging proposals.
- **Two** pop-up sessions on Rye Lane in November, promoting the public consultation to passers-by.
- **Two** online webinars to discuss changes to the refreshed website and project branding with local residents.
- Regular Tuesday afternoon and Friday morning drop-in sessions at the Consultation Hub (Unit 15A in the Aylesham Centre)
- Presentations at **5** meetings of the Southwark Council-led Aylesham Centre Community Forum (ACCF) attended by local businesses, TRAs, community groups and local councillors
- Over **8,300** flyers hand-delivered to addresses around the site to promote the November public consultation events.

- An advert was placed in the *Peckham Peculiar* and *Southwark News* raising awareness of the consultation.
- An updated consultation website, weekly email newsletters to the **500+** individuals on the mailing list, **10** blog articles and an online survey.

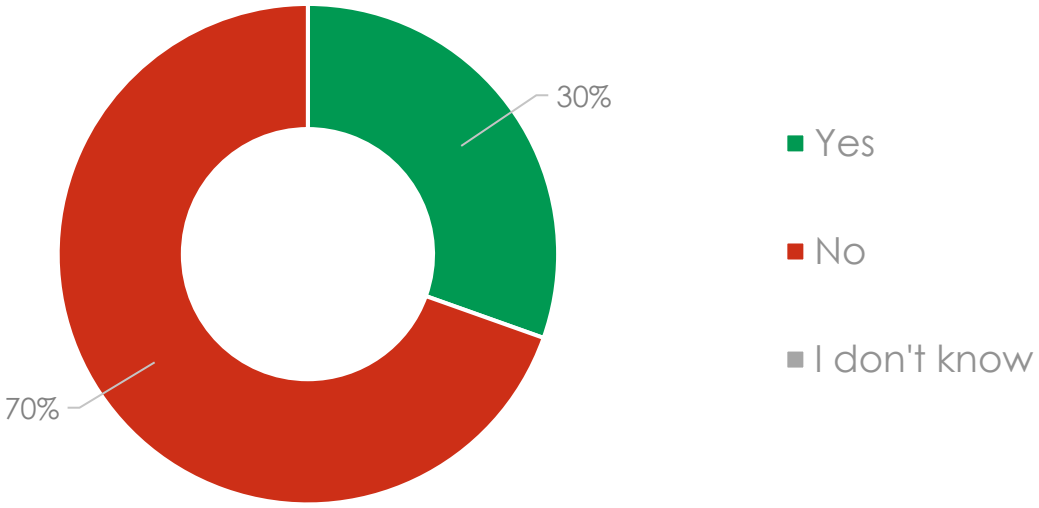
8.4. There were **143** attendees at our November 2023 pop-ups, drop-ins and older people's tea and cake session, including **55** at the two drop-in events held in Rye Lane Baptist Chapel. **22** feedback surveys were completed in paper form or online.

8.5. A paper and online feedback form were provided as part of the consultation period. In total, **22** people responded to the surveys in paper form or online. A summary of responses to the quantitative questions is shown below.

8.5.1. Autumn and Winter 2023 feedback survey

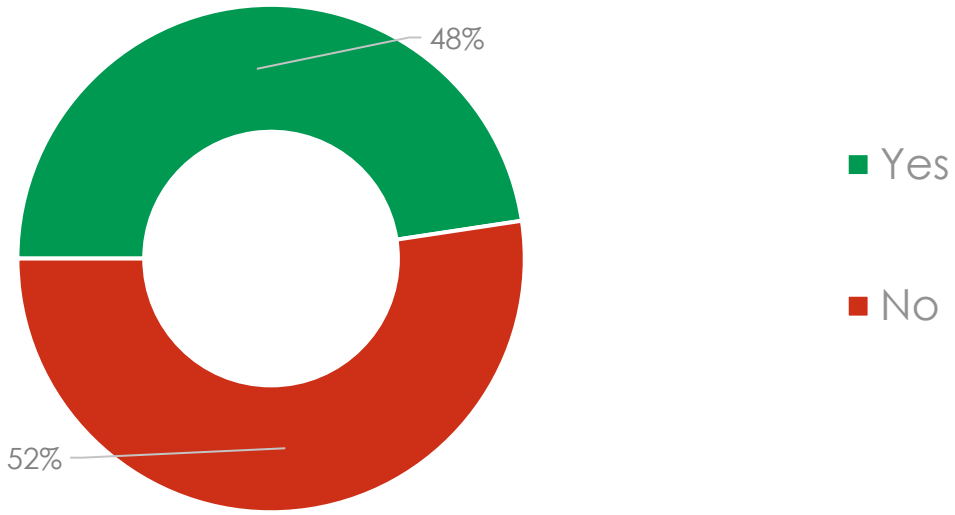
The survey in this consultation period asked open and closed questions on the re-designed masterplan that was presented in autumn 2023.

8.5.1.1. **Have you taken part in previous consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre?**



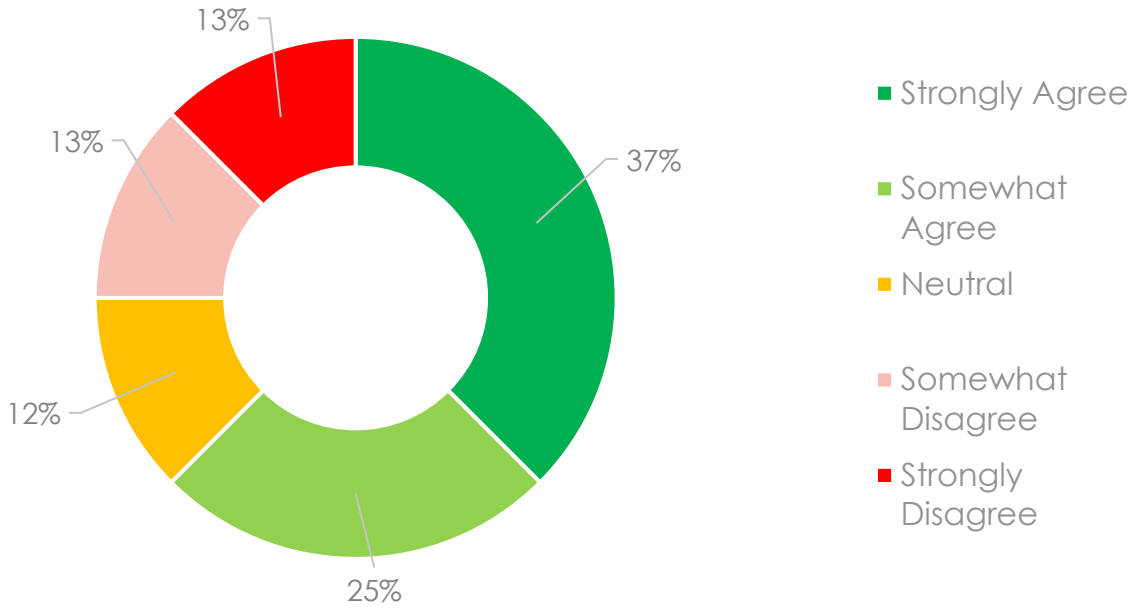
The majority of those who responded to this question noted that they had not previously taken part in consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre.

8.5.1.2. **Do you think we have captured all the key information in our analysis of the character of Peckham?**



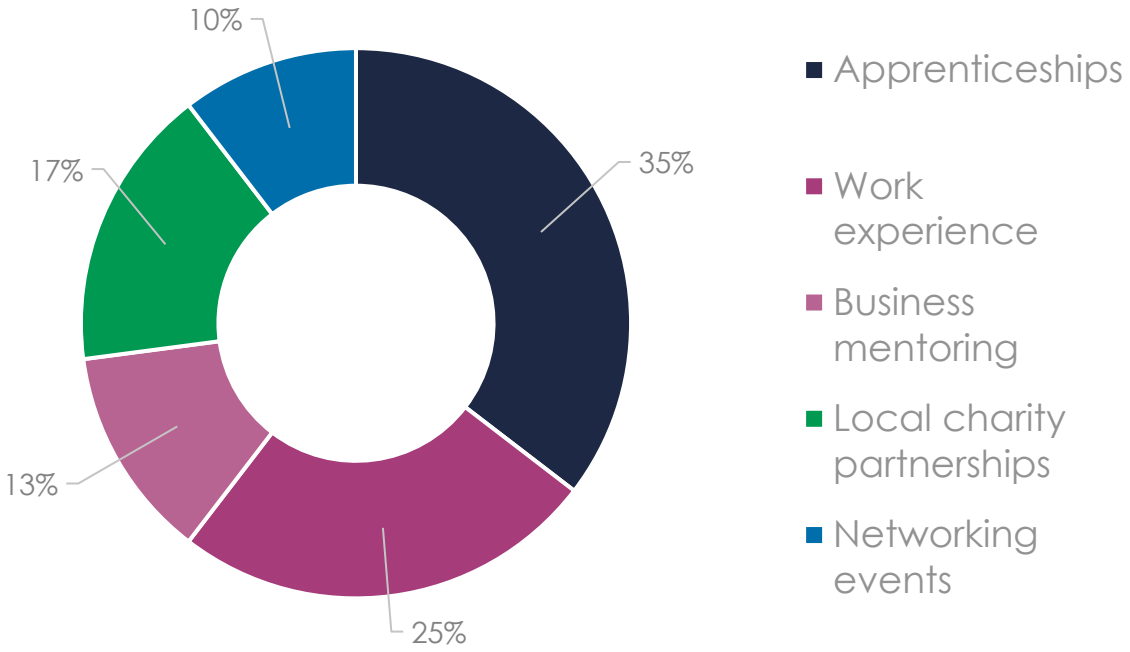
Among those who responded to this question, there was a fairly even split between those who felt that all key information had been captured and those who suggested that additional information should be considered.

8.5.1.3. **Do you agree with our approach to the masterplan layout?**



The majority of those who responded to this question were either strongly or somewhat supportive of the proposed approach to the masterplan layout.

8.5.1.4. **Do you agree with our approach to the masterplan layout?**



Apprenticeships and work experience opportunities were the two top priorities highlighted by those who answered this question, followed by local charity partnerships.

8.6. The following key feedback themes are based on the above survey results; discussions at ACCF meetings; wider meetings with community stakeholders; walk and talk sessions; pop-ups; and drop-in sessions – as well as written responses to qualitative questions from the November 2023 consultation.

The character of Peckham

- Peckham is seen as unique, diverse, adaptable, and flexible.
- Different people use Peckham on weekdays and in evenings/weekends.
- The retail offer is key to the appeal of Peckham but could do with more variety.
- The long and narrow shops and West African retail are unique characteristics.
- There is some concern around vandalism and anti-social behaviour.
- A new development must carefully consider the conservation area and built character of Rye Lane and the High Street.

Challenges for the existing town centre

- Anti-social behaviour is a concern for many – including local young people.
- Encroachment onto pavements by shops and refuse is a local concern. This was highlighted by wheelchair users as inhibiting their use of Rye Lane.
- Vehicular congestion and the relationship between cyclists, buses and pedestrians on Rye Lane are key issues for visitors to the area.
- Provision for disabled residents could be improved such as shop entrances and access
- There is a perceived lack of publicly accessible toilets.
- Car parking access is a priority for businesses and local shoppers/visitors.

Open space

- Young people feel that Peckham could be a more welcoming place by including more play and spaces for them to meet
- Existing green and open spaces in Peckham would be valued but the current spaces are underused.
- Open spaces need to be carefully managed/supervised.
- There needs to be space for outdoor community events and sport.
- More greenery and seating would be welcomed.
- The long-term maintenance of outside spaces is important.

Local benefits

- People acknowledge the benefits of work experience and apprenticeships for local people and would like to see more opportunities created.
- There was an appreciation of the social rent offer for Southwark residents within the affordable housing provision.
- Flexible workspaces and the provision of jobs within the development were seen as positives.

Design considerations

- Redevelopment must reflect the diversity and vibrancy of Peckham.
- We need to consider the proximity of immediate residential neighbours.
- The development must support – not displace – existing local businesses.
- There needs to be a mix of retail uses in the development.
- We should consider elevated views to central London, dynamic/experiential views, and local landmarks.
- The role of the bus station and Morrisons car park should be considered.
- There is an opportunity to create safe connections across the site for pedestrians.
- There is a need to alleviate pedestrian/cycle congestion on Rye Lane.
- Meanwhile activities are important.
- Good quality, affordable homes in a range of types and sizes are needed for local people.

Working with the community

- The community were keen to understand how we will continue to engage all sections of the existing community.
- Opportunities to engage are appreciated and well received.
- The community are interested in understanding how their feedback is being considered.
- There is a desire to see positive change in the town centre.

9.0 Early 2024 Consultation

9.0 Early 2024 Consultation

9.1. This section provides a summary of the activities undertaken and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre that took place in early 2024.

9.2. Building on the introduction of a new design brief, the appointment of a new design team and revised masterplan principles in the previous year, the purpose of this period of consultation was to:

- Continue to proactively engage with hard-to-reach groups to ensure populations representative of Peckham are part of the consultation process and those who possess protected characteristics, including young and older people, those with disabilities and Black and Minority Ethnic (BAME) residents.
- Present developing design principles and approaches to sustainability, buildings and views for feedback to inform the design proposals.
- To share how feedback from key stakeholder, the local community and the establishment of a Community Champions Panel fed into the design proposals.
- Understand the local community's wants and desires for the redevelopment of the Aylesham Centre.
- Share information about the Applicant's investment and engagement in local skills and training.

9.3. As with all other periods of consultation, this phase included a mix of in-person and online engagement. Activity during this stage of consultation included the following:

- **Three** sessions with our **Community Champions Panel** (CCP). This is a diverse group of local people with a range of lived experiences, requirements, and support needs, and consists of six young people, five over-60s, three wheelchair users and ten people of Black/ Black African heritage.
- **Three** outreach meetings and workshops with young people from Damilola Taylor Centre (DTC) and St Luke's /St George's Church, as well as older residents from Grove Vale Older Women's Group, to ensure these seldom heard voices had the opportunity to contribute.
- **Three** drop-in public consultations on site within the Aylesham Centre on Saturday 27th January (11am-2pm), Tueday 30th January (4pm-8pm) and Friday 2nd February (10am-1pm) – presenting the emerging design proposals for feedback.
- A **'tea and cake' session** aimed at elders within the communtiy at the Consultation Hub on Tuesday 13th February.
- A **pop-up session** within the Aylesham Centre on Friday 9th February, promoting the public consultation and opening hours of the Hub to passers-by.
- Regular Monday and Tuesday afternoon and Friday morning drop-in sessions at the Consultation Hub (Unit 15A in the Aylesham Centre).
- Presentations at **three** meetings of the Southwark Council-led Aylesham Centre Community Forum (ACCF) attended by local businesses, TRAs, community groups and local councillors.
- A presentation given at a **Clifton Estate TRA meeting** on 24th January 2024.

- **Two** briefings with Morrisons staff members in the staff break-out area over two lunchtimes.
- Over **8,300** flyers hand-delivered to addresses around the site to promote the public consultation events.
- **Social media advert** (via Facebook and Instagram) promoting the consultation.
- Advert in the *Peckham Peculiar* (November 2023 – February 2024 edition) and *Southwark News* raising awareness of the consultation.
- Updated consultation website, regular email newsletters to the **500+** subscribers on the mailing list, **two** blog articles and an online survey.

9.4. There were **180 attendees** across our January and February 2024 public consultation events.



Winter 2024 Public Exhibitions

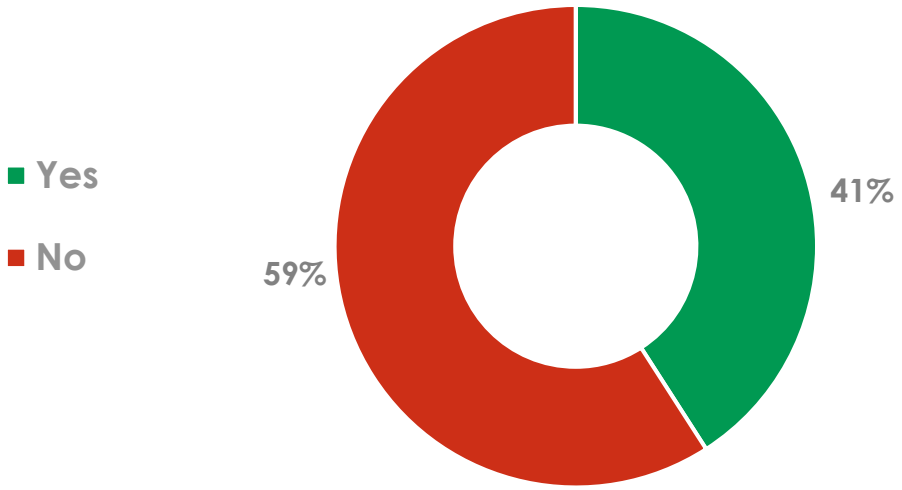
9.5. Following comments from local community groups over the accessibility and location of the Rye Lane Baptist Church, the Applicant and project team hosted their Early 2024 and Spring 2024 drop-ins within the Aylesham Centre, with prominent signage and wayfinding to the space. Throughout these drop-in events members of the project team were outside the space leafletting and engaging with local shoppers and visitors.

9.6. The feedback survey that accompanied consultation events and activities throughout January and February was available in paper format at drop-in events, as well as online. **46** people responded to this consultation survey. A summary of responses to the quantitative questions is shown below.

9.6.1. Early 2024 survey

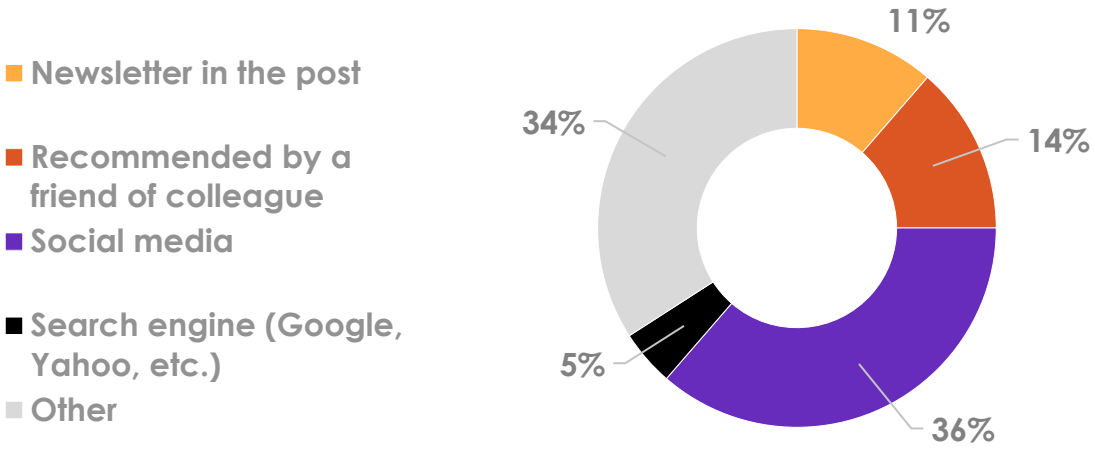
The survey sought to find out consultees' thoughts on the emerging design proposals for the redevelopment of the Site and contained open and closed ended questions.

9.6.1.1. **Have you taken part in previous consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre?**



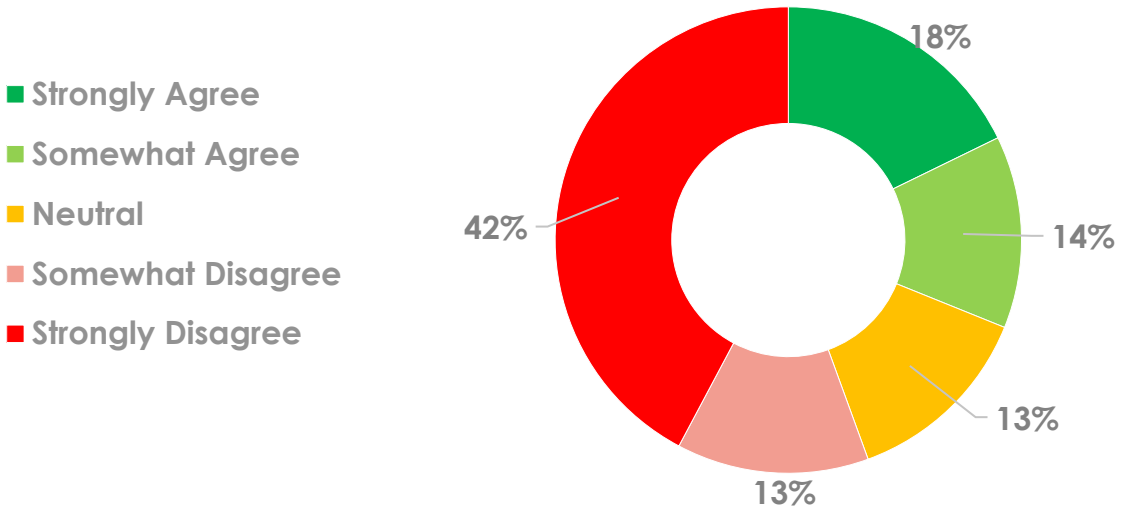
59% of those who completed the feedback survey noted that they had not previously taken part in consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre.

9.6.1.2. **How did you hear about the project?**



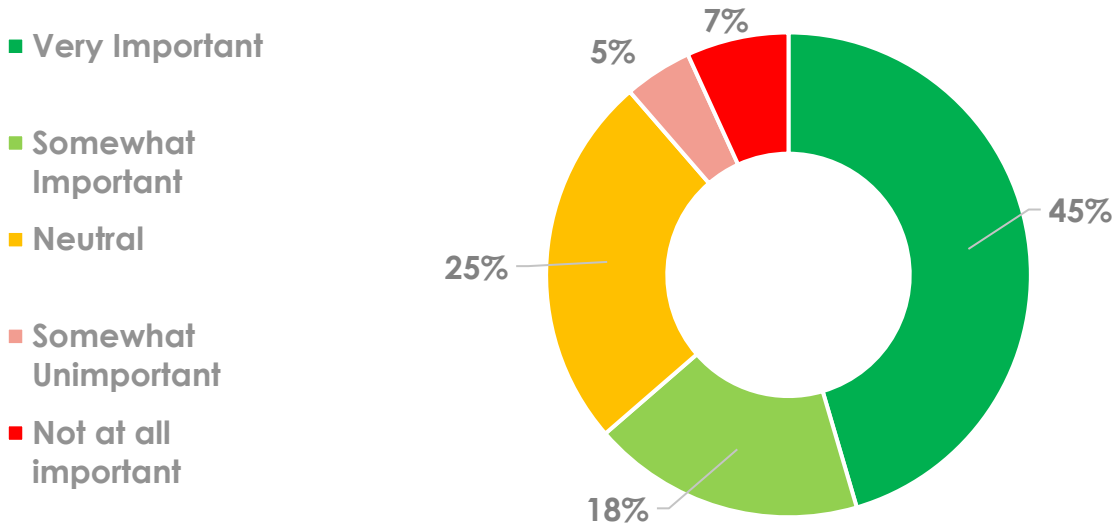
The responses to this question demonstrated the value of utilising a variety of contact methods in the consultation process.

9.6.1.3. **As per the site allocation and design brief, we are proposing buildings ranging in height from 4 to 20 storeys, with taller buildings located towards the centre of the site to minimise impacts on neighbours and respond to the surrounding context. Do you agree with this approach?**



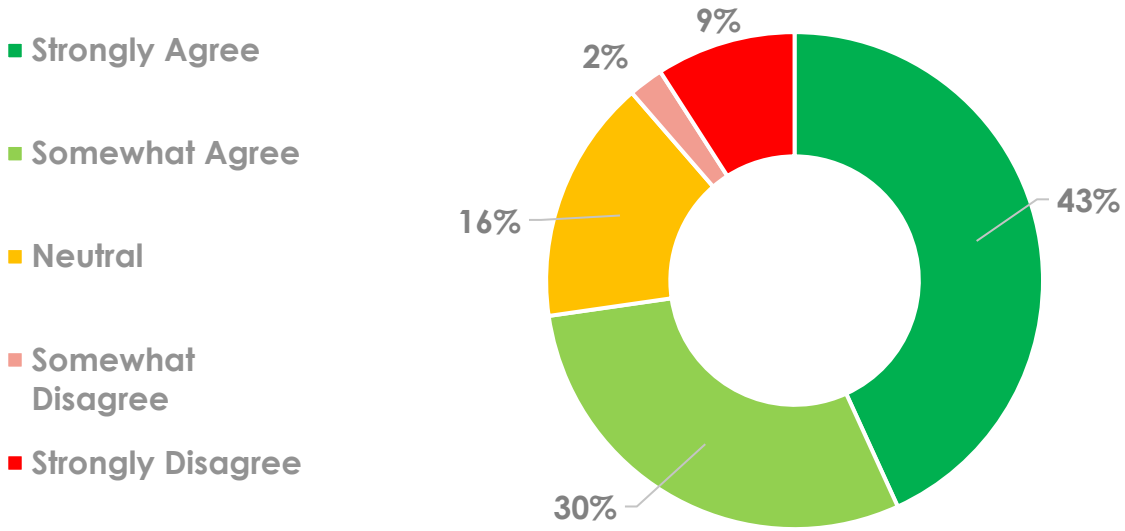
There were concerns regarding the height and massing of the proposed development – with **55%** expressing disagreement with the approach. Those who strongly disagreed raised concerns that the building heights would not be in-keeping with the height of the buildings in the local area and referenced local and London-wide views. However, **32%** of respondents expressed agreement with the approach and welcomed the associated benefits in terms of new homes and open spaces.

9.6.1.4. **How important do you feel it is that we have local architects working on the proposals for the site?**



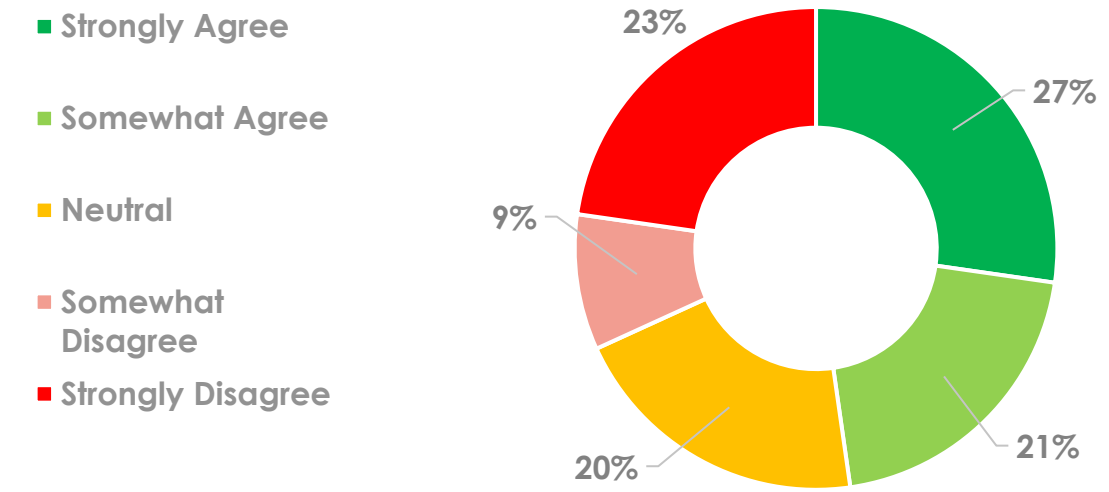
The introduction of local architects to the project team was widely welcomed, reflecting a keenness to ensure that the design of the proposed development reflects the character and context of Peckham.

9.6.1.5. **Do you agree with our proposed approach to creating new pedestrian connections through the site, such as Linear Park and through route between Rye Lane and new Morrisons?**



73% of respondents to this question agreed with the proposed approach to new pedestrian connections and a through route within the site. The propsect of increased safety, accesibility and green space was praised in particular. However, some consultees sought clearer information and help visualising the new public areas.

9.6.1.6. **Feedback from previous consultation indicated that local people would like more green and open spaces for socialising and relaxation. Do you agree that the proposed spaces at Aylesham Gardens and Peckham Yards will achieve this?**



Almost 50% of respondents agreed that the the proposed green and open spaces would provide space for socialising and relaxation. Where respondents disagreed, they sought further information and clarity on how the proposed

spaces might look and feel in practice, as well as how they would be managed and kept safe.

9.7. The following key feedback themes are based on the above survey results; ACCF meetings; wider meetings with community stakeholders; youth and older persons session; pop-ups; and drop-in sessions – as well as written responses to qualitative questions from the early 2024 consultation.

Affordable housing, height and massing

Height, building massing and the amount of affordable housing continue to be the key topics for many in the community.

- On the whole, people welcome progress being made on the project, however height and building massing were frequent topics of conversation throughout this consultation stage.
- There were some concerns regarding the height and massing of the proposed development and whether this would be in keeping with the area.
- There is broad support for new housing, particularly affordable housing for families, in the area.
- The affordability of housing in general and the proposed new shops, cafes and other uses is an important consideration.

Building design

Everyone is clear on the importance of high-quality design for the new buildings.

- Attendees at the consultation events in January and February noted that individual buildings within the masterplan should look distinct from one another and not be 'generic'.
- Members of the Community Champions panel have highlighted the importance of including arches within the design, to celebrate the existing character and heritage of the site.
- The new buildings on Rye Lane should reflect the diversity of the local area and be sensitive in scale.
- Fire safety is of upmost importance.

New public spaces

People support the proposed new public spaces and routes through the site.

- Residents with disabilities – via the Community Champions panel, visits to local groups and the wider public consultation – have highlighted the importance of prioritising accessibility, including:
    - Step-free access to buildings and open spaces
    - Use of non-slip materials for paving/landscaping – with consistency of surfaces
    - Adequate width of routes and building/ shop entrances
- Throughout our youth engagement, young people have emphasised the importance of the public spaces being safe and welcoming – places where they will feel comfortable meeting and spending time.
- The size and amount of sunlight/daylight for the new open spaces will be an important part of their success.
- The safety of outdoor spaces is vitally important – sightlines, hidden corners, lighting, etc. all need to be carefully considered. The Community Champions panel have

highlighted the need for a comprehensive approach to lighting (beyond street lighting) to promote a safe and welcoming atmosphere.
- There should be spaces to sit, relax or play games/sport.

Safety and accessibility

How to make the development and wider area feel safe and accessible to all.

- Residents and visitors to the area with physical disabilities noted that easy access to the bus station was important.
- The challenge of competing needs of pedestrians, cyclists and vehicles on Rye Lane was a common topic of discussion.
- The poor design of the existing cycle lane on Rye Lane causes problems for elderly residents, families, and residents with visual impairments and mobility issues.
- The Aylesham Centre can feel unsafe at night and would benefit from better lighting and active uses on the ground floor.
- Residents with visual disabilities referred to the entrance to 'Yogarise cafe' at the Bussey Building as a good example of how colour contrasts can help them see entrances.
- Nighttime activities can help increase footfall and make places feel safer.

A development for the community

The development should provide a range of activities and uses that are representative of the community, particularly younger and older people.

- Many older residents have noted that they have seen Peckham change significantly over the course of their lives and view the proposals for the Aylesham site in this context.
- A youth centre and facilities for young adults were suggested.
- The Community Champions Panel suggested careful consideration of uses e.g. the positioning of play areas facing onto cafés so that parents are able to supervise their children while socialising.
- Improvements to local public transport network and access to buses were highlighted as a priority.
- While there was support for independent retailers, older residents and shoppers showed a preference for more well-known brands – noting the loss of a department store/traditional high street retail in Peckham.
- Appointing local architects to the design team was widely welcomed.
- People welcomed the proposed spaces in Aylesham Gardens to sit and relax.
- The Clock Tower and Jones & Higgins building should be protected and celebrated.

Phased development

Keeping Morrisons open throughout the redevelopment is vital.

- Information on the timescales involved is important for everyone, particularly the opening of the new Morrisons store and car park.
- There is keenness to understand how the development will be built (i.e. phasing).
- The opportunity for temporary meanwhile spaces on site for local creative/maker businesses was recognised.

- There were questions from local residents regarding potential impact from the construction process.

10.0 Spring 2024 Consultation

10.0 Spring 2024 Consultation

10.1. This section provides a summary of the activities undertaken and feedback received during the stage of public and stakeholder engagement on Berkeley Homes' vision for the future of the Aylesham Centre that took place in Spring 2024.

10.2. Building on the introduction of a new design brief, the appointment of a new design team and revised masterplan principles in the previous year, the purpose of this period of consultation was to:

- Thank the community for their continued engagement.
- Present and gather feedback from consultees on the developed design proposals for the redevelopment of the Aylesham Centre.
- Indicate how previous feedback received from the consultation process had informed the Proposed Development ahead of a detailed planning application to LBS.
- Share information about the Applicant's investment and engagement in local skills and training.
- Share timeline of construction and information on construction management approach.
- Share information on design materiality and the different character areas within the Proposed Development.

10.3. As with all other periods of consultation, this phase included a mix of in-person and online engagement. Activity during this stage of consultation included the following:

- **Two** sessions with our **Community Champions Panel** (CCP) including a workshop at one of the public drop-in sessions.
- **Four** drop-in public consultations on site within the Aylesham Centre on Friday 10th May (10am-2pm), Saturday 11th May (11am-3pm), Thursday 16th May and Saturday 25th May (12pm-4pm) – presenting the finalised design proposals for feedback.
- A **'tea and cake' session** aimed at elders within the communtiy at the Consultation Hub on Tuesday 11th June.
- A **pop-up session** within the Aylesham Centre on Thursday 30th May, promoting the public consultation and opening hours of the Hub to passers-by.
- Regular Monday afternoon, Tuesday afternoon and Friday morning drop-in sessions at the Consultation Hub (Unit 15A in the Aylesham Centre).
- Presentations at **two** meetings of the Southwark Council-led Aylesham Centre Community Forum (ACCF) attended by local businesses, TRAs, community groups and local councillors.
- **Three** Community Information Sessions, held on Wednesday 24th April (6pm – 7.30pm), Thursday 30th May (6pm – 7.30pm) and Tuesday 25th June (6pm – 7.30pm)
- Over **8,300** flyers hand-delivered to addresses around the site to promote the public consultation events.
- **Social media advert** (via Facebook and Instagram) promoting the consultation.
- An advert in *Southwark News* (May 2024) raising awareness of the consultation.

- Updated consultation website, regular email newsletters to the **500+** subscribers on the mailing list, **nine** blog articles and an online survey.
- Posters placed and distributed throughout local businesses and in prominent local landmarks, such as the Bussey Building and Copeland Park.
- **Seven** coffee mornings held at the Consultation Hub, open to all local residents, visitors to the Aylesham Centre and shoppers.

10.4. Community Information Sessions

10.5. **Three** Community Information Sessions (CIS) were held during the Spring 2024 Consultation. The CIS were designed to provide explanations from consultants working on the project on key processes or procedures related to the development process. Sessions included short presentations on the topic followed by questions and answers.

10.6. The themes presented and discussed during these meetings were identified from stakeholder meetings and consultation feedback and were organised to supplement the consultation process.

10.7. Invitations to all three sessions were sent all subscribers to the mailing list.

10.8. All meetings were held in Unit 15 of the Aylesham Centre. Further information regarding the sessions can be found in the below table:

Session	Attendees	Key themes and discussions
Community Information Session #1 • Housing targets • Site allocation Wednesday 24th April 6pm – 7.30pm	**76 attendees** Members of the project team from: • Berkeley Homes • LBS • Avison Young • dRMM • Kanda Consulting	**Application process** • Site allocation • Viability **Development and infrastructure** • Wider development of Peckham town centre • Socio-economic impact of the development **Affordable housing** • Levels of affordability • Housing tenure **Consultation process** • Timing and nature of consultation events • Future Community Information Sessions • Consultation promotion
Community Information Session #2	**18 attendees** Members of the project team from: • Berkeley Homes	**Transport** • Car parking spaces • Transport capacity

• Building standards • Sustainability • Transport Thursday 30th May 6pm – 7.30pm	• LBS • dRMM • Arup • Hodkinson Consultancy • Kanda Consulting	• Relationship with the redevelopment of Peckham Rye Station **High-quality homes** • Façade treatment • Energy costs • Daylight/sunlight for residents • Community Land trust **Sustainability** • BREAAM rating
Community Information Session #3 Tuesday 25th June 6pm – 7.30pm • The Application process • EQIA • Business engagement	**130 attendees, with a further 30 people outside the event space** Members of the project team from: • Berkeley Homes • LBS • dRMM • Avison Young • Quod • Kanda Consulting	There were limited questions on the three presentation topics. Questions from attendees focused on the following general topics regarding the development: • Height and massing • The planning process and LBS involvement in the development • The consultation process • The determination process, specifically ways for the public to object to the scheme • The capacity and suitability of the venue within the Aylesham Centre with some attendees asking the Applicant to organise future meetings in a larger venue. **ACA public statement** • During the third section of the meeting Members of the ACA made a public speech, whilst displaying their own mock-up images of the Proposed Development.

10.9. There were **234 attendees** across our May 2024 public consultation events. **111** feedback surveys were completed in paper form or online.



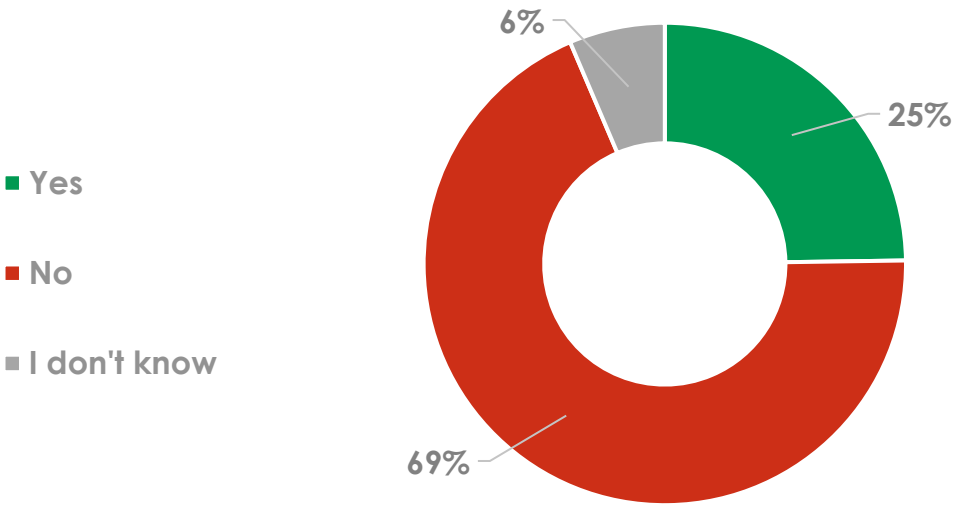
Spring 2024 Public Exhibitions

10.10. The feedback survey that accompanied consultation events and activities throughout May was available in paper format at drop-in events, as well as online. **111** people responded to this consultation survey. A summary of responses to the quantitative questions is shown below.

10.10.1. Spring 2024 survey

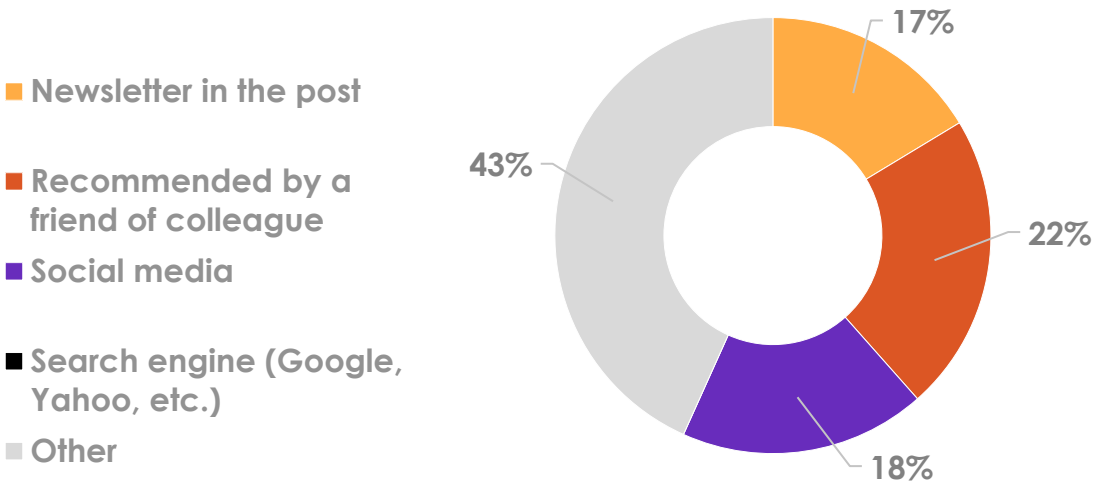
The survey sought to find out consultees' thoughts on the finalised detailed proposals for the redevelopment of the Aylesham Centre and contained open and closed ended questions.

10.10.1.1. **Have you taken part in previous consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre?**



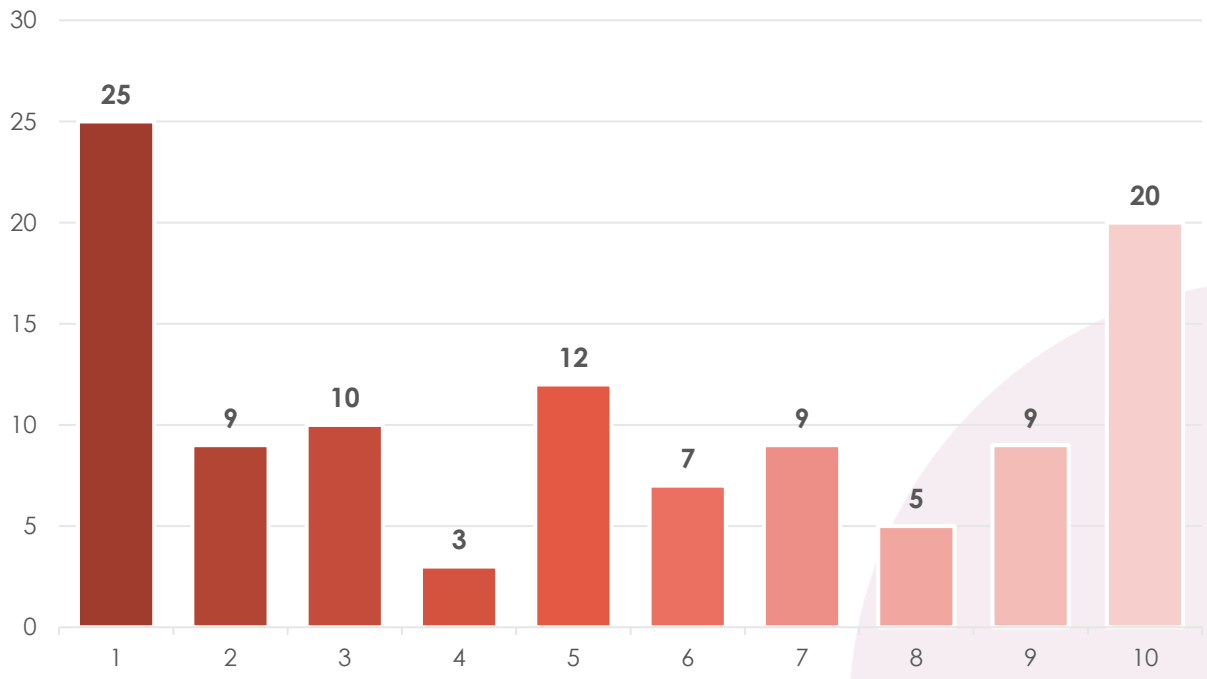
69% of those who completed the feedback survey noted that they had not previously taken part in consultations on Berkeley's proposals for the redevelopment of the Aylesham Centre.

10.10.1.2. **How did you hear about the project?**



The responses to this question demonstrated the value of utilising a variety of contact methods in the consultation process.

10.10.1.3. **How do you feel about the proposals? (10= fully supportive, 1= not at all supportive)**



The above graph represents the distribution of consultees' feelings towards the finalised proposals, with the higher the score indicating the more support and vice versa. The average rating given by those who answered this question was 5.24. The survey also asked respondents 'What are your overall thoughts on the proposals?' following this, allowing consultees to qualify their thoughts and feelings on the proposals.

Those respondents who indicated that they were fully supportive of the proposals praised the Proposed Development's ability to regenerate the area and provide more housing for Peckham in a location with strong transport links. Others mentioned their support for the new green, open, spaces provided on the Site.

Those respondents who were neither fully supportive nor in opposition to the proposals indicated their supportive for the principle of redeveloping the site but raised concerns over the height and density of the buildings and potential impacts on local infrastructure.

Those who were not supportive of the proposals felt that the height and density of the proposals was not in-keeping with the locality and wished to see a larger percentage for the affordable housing provision.

10.11. The following key feedback themes are based on the above survey results; ACCF meetings; Community information sessions wider meetings with community stakeholders; youth and older persons session; pop-ups; and drop-in sessions – as well as from conversations taken place between consultees and the project team during the multiple Consultation Hub opening days.

Opportunity to contribute to the positive regeneration of Peckham Town Centre

Many local residents, shoppers and visitors to the Aylesham Centre contextualised the finalised proposals within Peckham Town Centre as a whole.

- Those who attended the in-person consultation events and left feedback with members of the project team or via the feedback survey felt that the finalised proposals could potential contribute to a positive impact on Peckham Town Centre.
- Respondents to the survey noted that the redevelopment could help bring a wider variety of retail to the area.
- Some visitors to the Aylesham Centre were critical of the Centre's current state and welcomed the proposals.
- Attendees at the in-person events and those who reached out to the project team via the consultation email address hoped that the development would complement the existing character and hotspots of Peckham.
- Some consultees asked how the local architects had been implemented into the wider design team.

Height and Massing

Height, massing and the density of the finalised proposals was a main topic of conversation amongst consultees.

- Respondents referenced the reduction in height and number of homes from the 2022 proposals.

- The proposed height and massing for some will remain to be a sticking point for the redevelopment.
- Some local residents, shoppers and visitors to the areas who spoke to members of the project team during pop-ups were unaware of Southwark Council's site allocation for the Aylesham Centre, with the project team able to highlight this relationship.
- Views from local landmarks and daylight/sunlight relationships with neighbouring properties were discussed.

Provision of affordable housing

The provision of affordable housing and its relationship to housing supply continues to be a much-discussed topic.

- Some respondents wish to see the affordable housing offer to be in excess of planning policy.
- There was a clear preference for the provision of social housing over shared ownership. However, the Community Land Trust was considered a positive option.
- Many of those who responded positively to the feedback survey referenced current issues with the supply of housing in Southwark and London.

Open spaces and community spaces

People were keen to discover the exact location and offering of the open and public spaces within the finalised proposals.

- Members of the Community Champions Panel were pleased to see that their feedback had been taken into account with areas of safe and accessible open spaces included in the finalised proposals.
- Peckham locals noted that there is a lack of greenery within the local area and felt the finalised proposals could help address this.
- Safety and lighting of all public and accessible spaces remains to be a demand of those who live, shop and visit in and around the Site.
- Members of the public were interested in whether all of the green and open spaces would be publicly accessible.
- Community Champions members were pleased to see Peckham specific art being considered across the site through murals and wayfinding, they felt this would ensure the vibrancy and character of Peckham is represented in the proposals.

Local infrastructure and services

- Local shoppers were pleased to hear that the Morrisons would remain open throughout the phased development.
- There are concerns from existing local residents that further homes in the local area would place stress on transport and health services.
- Many residents are aware of ongoing and upcoming development projects in the local area, including the redevelopment of Peckham Rye station.
- There were some queries about the environmental impact of the height and massing of the scheme, with regard to wind and the existing sewer and waste systems.

11.0 Consultation with seldom heard voices (Community Champions Panel)

11.0 Consultation with seldom heard voices (Community Champions Panel)

11.1 This section provides a summary of engagement and feedback received with the seldom heard through the formation of the Community Champions Panel (CCP).

11.2 The purpose of the Community Champions Panel was to engage on the detailed design proposals with a focus on making the designs inclusive and accessible.

11.3 The Community Champions Panel was a diverse and broadly representative group of local people, with a range of lived experiences, requirements, and support needs, with an emphasis on the seldom heard groups and those with protected characteristics.

11.4 The Panel met monthly between February and May 2024 to discuss and inform the proposed redevelopment of the Aylesham Centre.

11.5 The Panel was made up of 6 young people, 8 older people, 3 wheel-chair users and 1 person with visual impairments.

Panel Characteristics

11.6 The most recently available Census data (2021 Census) was used to understand the populations Peckham and Rye Lane wards, and how they compared to Southwark and London. This data identified the following characteristics to be proportionally represented on a Panel of 15.

- Black/ Black African ethnicity (5-6 representatives)
- People aged 19 or under (3-4 representatives)
- People with disabilities under the Equalities Act (2-3 representatives)
- People aged 60 or over (2-3 representatives)
- Gender (male/female) (7 males and 8 female representatives)

Demographic	Peckham Ward	Rye Lane Ward	Southwark	London
Ethnicity: Black, Black British, Black Welsh, Caribbean or African	47%	29%	25%	13%
19 and under	23%	21%	21%	24%
Young people (16-17 years) Not in Education, Employment	Unavailable	Unavailable	1%	2%

or Training (NEET)				
20-59	64%	66%	66%	60%
60 and over	13%	12%	13%	17%
Female	53%	53%	52%	52%
Male	47%	47%	48%	49%
Disabled Under Equality Act	15%	15%	14%	13%

Note: All percentages are rounded to the nearest whole number.

11.7 The purpose of the Panel was not only to be a broadly representative group but also to give the seldom heard demographics and those with protected characteristics a voice in the process.

11.8 A positive bias in favour of the seldom heard, taking protected characteristics into consideration- younger, older and disabled people, was applied to the above demographic. This resulted in 1 or 2 additional members per group. The following characteristics were identified for a group of 15 people:

- People 19 and under – 4-6 representatives
- People over 60 years of age – 3-5 representatives
- Disabled under the Equalities Act - 3-5 representatives

Recruiting members

11.9 Kanda approached local community groups or organisations that represent or are used by those designated as seldom heard.

11.10 Kanda contacted the following youth organisations:

- Bradfield Club
- Grove Vale Youth Centre
- Damilola Taylor Centre
- St George's/Luke's Youth Church Group

11.11 Kanda contacted the following older people's organisations:

- ElimHouse Community Association
- Peckham Citizens
- Grove Vale Older Women's Group

11.12 Kanda contacted the following disability organisation:

- Southwark Disablement Association

11.13 Visits to and workshops with the community organisations were held to introduce the project, gather initial feedback on the project, and gauge likely interest in the CCP or other forms of ongoing engagement.

11.14 The below table highlights the meetings that were held between September and November 2023, the format and key topics of feedback.

11.15

Organisation	Date	Meeting Type
Youth Organisations		
Bradfield Youth Club	17th October 2023	Workshop
Bradfield Youth Club	2nd November 2023	Walk and talk
Grove Vale Youth Centre	20th November 2023	Workshop
Damilola Taylor Centre	19th January 2024	Collaging workshop
St George's/Luke's Youth Church Group	21st January 2024	Collaging workshop
Older People's Organisations		
Elim House Community Association	22nd November 2023	Visit
Grove Vale Older Women's Group	28th February 2024	Visit
Disability Organisations		
Southwark Disablement Association	30th November 2023	Visit

11.16 Following the introductory meetings - above, the organisations were asked to recommend members/users they felt would enjoy and/or benefit from being part of the CCP. The following made recommendations:

- Bradfield Youth Club
- Grove Vale Youth Centre
- Damilola Taylor Centre
- St George's Youth Church Group
- Southwark Disablement Association

A review of all recommendations and applications against the selection criteria was carried out in January 2024 by the project team, and contact was made with all of the prospective Panel members. Additional members were accepted via other routes keeping the demographic representation and positive bias in mind. This included:

- People who'd attended drop-in sessions at the Hub
- People involved in other local initiatives e.g. Peckham Soup Kitchen

Community Champions Panel Sessions

11.16.1 Four Community Champions Panel Sessions were held between February and May 2024.

11.16.2 Each session included creative workshop activities with the design team to understand their lived experiences and discuss various design matters in detail. The Panel worked in small groups on responses to questions expressed through collage, model making, writing or storytelling.



February 2022 Community Champions Panel

11.16.3 The final session was a review and feedback session. More details on this session are provided in the sections below.

11.16.4 The broad structure for each session was as follows:

- Recap and review of feedback from previous session.
- Group discussion on homework task.
- Presentation from design team.
- Creative activity in intergenerational groups.
- Homework task.

11.16.5 The below table highlights the meetings that were held, attendance from the Panel, topics discussed and creative outputs.

Session	Date	CCP Attendance	Discussion topics	Activity and outputs
1Ground floor layout and uses	1st February 2024	11	• Design approach and masterplan update • Ground floor uses and layout	Mapping exercise using plans of the masterplan to suggest the layout of ground floor uses.
2 Route from Rye Lane to Morrisons	27th February 2024	11	• Feedback on the current route from Rye Lane to Morrisons via a site walk • Creating welcoming and accessible	Collages over sketch drawings of three locations in the new masterplan: Rye Lane entrance, along the main route and at the

			routes and public spaces	entrance to Morrisons.
3 Capturing Peckham's uniqueness	19th March 2024	12	• Look and feel of the masterplan	Postcards from the perspective of future users of the site.
4 The quality of the home, shared spaces and building a sense of community	19th April 2024	9	• Understanding the process for designing new homes. • Building design and materiality • Making inviting and welcoming communal and community spaces.	Storyboards and posters, thinking about the journey through the development and spaces to come together.
5 Review of the detailed proposals at the Spring 2024 drop-in events	16th April 2024	8	• Review of the designed proposals against the feedback the Panel had provided in prior sessions.	Survey with questions reflecting the feedback received from sessions 1 to 4.

11.16.1 The following table shows the detailed design feedback received from the Community Champions.

Responses to the feedback received from the Community Champions

Session	Feedback	Response
1 Ground floor layout and uses		
1.1 Sight lines	There should be clear sight lines across public spaces to help wayfinding and people's feelings of safety.	The design team have sought to create clear sightlines into and across the site to key locations so that people are attracted into and through the development. Secured by Design principles have been applied from early stages of design to ensure it is a safe place for everyone.
1.2 Complementary located facilities	Carefully consider what uses neighbour each other so that they complement. For instance, a cafe with an outdoor seating area next to a children's playground will make it possible for parents to enjoy that facility whilst they supervise their children.	The design team have carefully considered the best locations for uses in buildings so that they relate well to the outdoor street environments or public spaces. For example, retail spaces suitable in scale for cafes or similar have been located next to spaces suitable for

		outdoor seating and/or next to new public spaces with play facilities.
1.3 Access	Similar uses, such as shops, should be clustered together to make them easier to access and move between.	The masterplan arranges retail uses onto the key routes as close as possible to each other. Decisions on retail operators will be made closer to those units being completed. The Applicant plans to manage this process to ensure the different operators complement one another and create a safe, welcoming and vibrant place.
2 Route from Rye Lane to Morrisons		
2.1 Wayfinding	Clearly identifiable entrances that are well-lit, colourful, with bright signage, and planting.	The design team's wayfinding strategy includes the use of bold colours and materials to highlight key entrances across the masterplan. Different uses e.g. retail or residential are marked using different materials and colours so they can be easily differentiated. More information can be found in the Design and Access Statement.
2.2 Place specific art	Include art that reflects Peckham and Peckham's people both at the entrance and throughout the site – e.g. 'faces of Peckham' artwork. Make use of the ground to include murals and signage to add to the character of the area.	The architects have responded to this suggestion by indicating spaces across the masterplan for public art, a key area being Peckham Yards. This is subject to further detailed design and a public art strategy will be developed after the submission of the application.
2.3 Look and feel	Create interesting and playful shop frontages e.g. using colour and different shapes such as arches.	The Proposed Development incorporates playful forms such as arches along the Rye Lane buildings; Peckham Yards; and in other buildings within the masterplan. The approach for the lower-level buildings uses bright and characterful colours and distinct materials such as glazed brick to enliven the public realm which celebrates the existing character and heritage of the Site.
2.4 Morrisons' front door	Make Morrisons a focus by highlighting the entrance using	The significance of Morrisons has been highlighted throughout the

	bright and colourful signage and planting.	consultation process as a key retail hub. As a result, the view of Morrisons from Rye Lane has been a key consideration of the masterplan and is further strengthened by planting and colour.
2.5 Space to socialise	The open spaces should be places for people to meet and include interesting seating.	The Proposed Development provides a range of outdoor spaces for people to meet that consider the different needs of users such as seating, play and safety. More information on the materiality and outdoor furniture can be found in the Design and Access statement.
2.6 Sensory	Engage the senses – sight, sound, touch and smell.	This has been reflected in the choice of materials, colours and shapes. Mature and diverse tree species are to be planted throughout the site.
2.7 Atmosphere	Create a sense of enclosure, and points of interest at different heights without obstructing the openness and access to Morrisons.	The Panel's suggestions of festoon lighting and hanging plants are noted by The Applicant and design team. The entrance to the cut through has indicative hanging lighting and further decisions on types of lighting and decoration will be developed after the submission of the application.
2.8 Safety	Clearly show the different areas for cars, cycles and pedestrians to avoid conflicts and accidents.	The design team have considered how to use different surface materials and other techniques to clearly differentiate between different areas for pedestrians and vehicles. Many of the concerns regarding safety were regarding the congestion on Rye Lane especially for pedestrians and wheelchair users. To ease this congestion the design team have created two north-south cut throughs from Rye Lane and, clearly marked, additional cycle and pedestrian routes within the masterplan. Details on the approach to ground surfacing and routes across the

		development can be found in the Design & Access Statement.
	Avoid dark, hidden corners and make everywhere visible.	The design team have created clear routes through the site by identifying key desire lines through the masterplan avoiding dark hidden corners. The architects have incorporated Secure by Design principles from the early stages of the design to ensure it is safe and secure.
2.9 Accessibility	The materials used on the ground need to be easy for everyone use – non-slip, smooth, step free, and suitable for wheelchairs and buggies.	The design team have considered the appropriateness of all surface materials to ensure the development is accessible to all. Details on the approach to ground surfacing can be found in the Design & Access Statement.
	Include plenty of seating, safe spaces for children to play, bins, cycle stands, accessible toilets, and clear access for those with disabilities.	The design team have followed policy guidelines and maximised the opportunities for play and other facilities, such as seating, within the constraints of the site and wider context. More details can be found in the Design & Access Statement.
3 Capturing Peckham's uniqueness		
3.1 Building design	Consider the wellbeing of residents, what is needed to support vulnerable residents, and to foster a sense of community.	High quality homes with good access to outdoor space were highlighted as an important factor for the wellbeing of residents. The proposed homes meet or exceed all current house design space standard, building regulations and policy requirements. Following the submission of the Planning Application, the Applicant is committed to ongoing engagement with the community to produce a Community Plan. The Plan aims to address community needs through a calendar of events encouraging local resident-led initiatives via support from the Applicant.
	Design the homes to be safe and secure.	The scheme will be managed site-wide with CCTV security. Both residential and amenity entrances

		are clearly visible from Aylesham Gardens to allow passive surveillance. All residential access points (lobbies, lifts and cycle store access) will require a fob.
	Consider impact of the buildings on daylight/ sunlight access for existing and new residents.	The Applicant and design team have considered the impact of the development on daylight/ sunlight for existing and proposed homes. A daylight/ sunlight report will be submitted as part of the application.
3.2 Tall buildings	Tall buildings need to be designed carefully and considerately.	The height of the tallest proposed building has been reduced from 27 storeys to 20 storeys, in line with the site allocation. The Applicant's finalised design approach is based on a layering of heights across the Site, with taller buildings located towards the south and east to minimise impacts on key views and respond to the surrounding context. The building colours fade in tone as they get further away from Rye Lane and taller to reduce their visual impact. The proposed height and massing have been informed by feedback from planning officers at Southwark Council and the GLA in pre-application meetings, as well as a Design Review Panel meeting. For more information on this process, please refer to the Design and Access Statement.
3.3 Spaces to come together	Tall buildings should include spaces to come together.	Residents have access to residential courtyards and roof terraces providing communal spaces for residents of the individual blocks. These spaces include places to socialise, seating areas and grow gardens giving residents the opportunity to grow plants. All ground floor space in the development is publicly accessible. In addition, following feedback from the CCP, the development provides specific spaces for young people

		within the masterplan, carefully considering the priorities raised regarding safety and accessibility.
3.4 Inclusivity	New residents to the area should feel welcomed no matter their age or background.	Following the submission of the Planning Application, the Applicant is committed to ongoing engagement with the community to produce a Community Plan which aims to build a strong neighbourhood through local resident-led initiatives and support from the Applicant.
3.5 Connection	Create opportunity to build a sense of community by providing places to come together.	See above
3.6 Complementary facilities	Facilities such as restaurants, shops and other services should complement the existing town centre.	A detailed retail analysis was conducted in the early stages of the development by the design team to inform the design and retail strategies. A Town Centre Impact Assessment has been submitted as part of the application which details how the development will affect the existing Town Centre and resulting mitigations.
3.7 Spaces to play/ be outdoors	The new homes should have lots of green areas close by with places for neighbours to socialise and children to play safely. Sensory and interactive play spaces and planting e.g. berry picking.	All ground floor space in the development is publicly accessible. In addition, following feedback from the CCP, the development provides specific spaces for young people within the masterplan, carefully considering the priorities raised regarding safety and accessibility. A series of play typologies have been proposed throughout the ground floor public realm such as educational, discovery, interaction, co-operation, imagination and multi-generational play. The exact choice of equipment will be detailed after the planning application has been submitted.
3.8 Safety	The words 'safe' and 'peaceful' were used to describe how the new development should feel	The design team have developed a clear colour and wayfinding strategy with clear sight lines to ease

	e.g. people should feel comfortable to walk alone and use spaces like the underground car park.	movement across the site. Area specific requirements have also been considered, for example Peckham Yards will be used throughout the day and will have a night-time use lighting strategy to make it feel attractive and safe. The route from the car park to the ground floor will be clearly marked to create a safe and easy journey for users. Users will be guided to a store access lobby where they can use the three customer lifts or staircase to reach the ground floor. More information can be found in the Design & Access Statement.
3.9 Accessibility	It should be considerate of neurodivergent people, those with physical, mental and learning disabilities (e.g. wheelchair users/ those with visual impairments) to ensure that all feel welcome and safe.	The Applicant and design team heard the member's concerns on making the development as inclusive and accessible as possible.
3.10 Uniquely Peckham	Colour is central to Peckham's character; it links to Peckham's diversity and vibrancy. The area needs 'brightening up'.	This has been reflected in the choice of materials, colours and shapes. The Applicant's finalised proposals include a colour palette that is specific to Peckham's heritage and reflective of its diversity. For example, the approach to the materiality of the ground floor is reflective of the character of the brightly coloured shop frontages along Rye Lane. The buildings across the masterplan are not homogenous and vary in colour and design to reflect the diversity and colour that is unique to Peckham. The upper floors use a range of brick colours reflecting the broad variation of brick types found in the local area. Further details are included in the Design and Access Statement.

4 The quality of the home, shared spaces and building a sense of community		
4.1 The home: Multi-purpose spaces	Kitchen and living spaces that are spacious and a welcoming place to entertain friends and family. Going indoors to outdoors should feel easy and residents should feel welcome to use the gardens.	The Applicant and design team understand the importance of flexibility to accommodate a variety of people. The design team have worked to build in flexibility to the layout of homes to allow for open plan living spaces with direct access to private outdoor space, that can be subdivided in the future to provide a separate kitchen All outdoor green space within the masterplan is publicly accessible and all residents have access to private gardens.
4.2 The home: Individuality	Residents should have the space and freedom to express themselves in their own home through adequate space for movement and opportunities to personalise their home.	All homes meet or exceed the current space standards and have been designed to allow residents the flexibility to personalise them.
4.4 Communal spaces: Well-maintained	Communal spaces and staff should be regularly maintained, and the atmosphere should be friendly and open so residents are happy to use the facilities and spend time there.	The Applicant is aware of the importance of management and maintenance to create a pleasant and quality place to live. The detailed plan for the management of the internal and external spaces will be compiled prior to first occupation.
4.5 Community spaces: Opportunities to try new things	Community spaces that host activities that residents feel comfortable in getting involved with contribute to a better quality of life.	Following the submission of the Planning Application, the Applicant is committed to ongoing engagement with the community to produce a Community Plan which aims to build a strong neighbourhood through local resident-led initiatives and support from the Applicant. For example, the Peckham Yards area will be a key destination for locals, residents, visitors and shoppers with the ability to host a range of events and activities to attract different users. It will feature a variety of seating and landscaping elements as well as colourful art and public spaces to help people feel welcome. This will be a space.

4.6 Community spaces: Convenience	Residents should have the amenities they need close by such as education and health infrastructure.	Consultants Quod, working with the Applicant, have been modelling the anticipated impacts of the development on local services and a detailed assessment is included in their socioeconomic report, which has been submitted as part of this Application. Throughout the pre-application process they researched existing school and GP provision and assessed this against the projected population of the Proposed Development – which has been calculated using a formula provided by the Greater London Authority.
4.7 Community spaces: A sense of community	Ample chances to meet new people and maintain relationships with neighbours.	Following the submission of the Planning Application, the Applicant is committed to ongoing engagement with the community to produce a Community Plan which aims to build a strong neighbourhood through local resident-led initiatives and support from the Applicant. The ground floor is fully publicly accessible with plenty of spaces for people to meet and socialise across the development. The outdoor spaces were further developed to include safe spaces for young people to meet following feedback from the Community Champions Panel.

11.17.2 In addition to the above Community Champions Panel sessions, as part of the Applicant's commitment to establish a meaningful dialogue with the seldom heard, the Community Champions were invited to attend the Spring 2024 public consultation on Thursday 16th May 2024 to review the designs against the feedback they had provided in sessions 1 to 4 via a survey.

11.17.3 8 Community Champions attended the event and completed the survey.

11.17.4 The mix of attendees was 4 older people, 2 wheelchair users, 3 18 or under (2 females and 1 male) and 4 people of mixed or Black ethnicity.

11.17.5 The survey used direct feedback from the prior sessions to form design statements for the Panel to identify in the proposals followed by open

ended questions and questions about their experience being part of the Panel.

11.17.5.1 **For the first section the Panel were given 3 options for each statement.**

- I can see this in the designs
- I'm not sure
- I can't see this in the designs

Their feedback is summarised in the below table. The most common answer is highlighted in bold. Note that not all questions were answered by all Panel members that took part in the survey.

Feedback	Community Champions' responses		
	Can see this in the designs	Not sure	Can't see this in the designs
Ground Floor			
There should be clear views across the public spaces.	**7**	1	
Play areas for children should be near facilities for parents, such as cafés.	**7**	1	
It should be easy to move between the different uses – shops, cafés, Morrisons, etc.	**8**		
Welcoming and inclusive open spaces			
Lots of green areas	**8**		
Places for neighbours to meet	**7**	1	
Places for children to play safely	**7**	1	
Interactive play	**6**	1	
Interesting seating and planting	**6**	1	
Things to engage the senses – smell, sound, etc	**5**	1	2
Safe routes across the site			
Morrisons is clearly visible	**6**	2	
Key destinations are highlighted through planting and colour	**7**	1	
The routes are well marked for different users – cyclists, pedestrians, cars	**3**	**3**	1
There are no dark or hidden corners	**4**	3	1
Ground surfaces are easy for everyone to use – non-slip, step-free and suitable for wheelchairs and buggies	**5**	3	
People feel safe to walk alone anywhere on the site	**4**	1	1
There is a pleasant atmosphere created through lighting, hanging plants that don't obstruct views across the routes e.g. to Morrisons.	**6**	2	

Capturing Peckham's uniqueness			
Buildings are bright and colourful as colour is central to Peckham's diversity and vibrancy	**7**	1	
The development includes art that reflects Peckham and Peckham's people	**7**		1
There are plenty of spaces for people to come together	**6**	1	
The new homes			
Be designed for different types of people.	**7**		1
Be able to be personalised.	**4**	3	1
Be made of materials that are durable and long lasting.	**6**	2	
Have easy access to outdoor spaces such as balconies and green spaces.	**8**		
Have access to facilities to help people come together to build a community	**4**	3	1

11.17.5.2 Do you have any other comments on the designs?

11.17.5.3 The below questions are to understand your experience of being a Community Champion.

Almost all responses to this question were positive, see below.

- The design looks very good. I just can't really see the play area for children.
- I think you all have done well in taking into account our concerns/ suggestions/ Also the posters/ boards are excellently visually attractive – easy to follow yet contain useful information.
- I luv it.

There were some concerns around the height and affordability of the flats.

- How 'affordable' housing will be. How to protect Peckham's already existing community? (market stall owners, charities, local residents who already live here?) Will the high rise design inspire other developers to match this context? Will we see an increase in high rises in the area?
- Only the high flats, overall the design is beautiful.

One person made a suggestion for when the proposal is complete:

- Tbc. Keep old photos around and display them in the new development.

11.17.5.4 The below questions are to understand your experience of being a Community Champion.

11.17.5.4..1 Did you enjoy being part of the Community Champions Panel?

All Panel members that completed the survey felt positively about being a part of the Panel. 75% (6 people) said 'Yes' and 25% (2 people) said 'Somewhat, yes'.

11.17.5.4..2 What did you like best about being part of the Panel?

The members that completed the survey enjoyed being part of the Panel because it gave them the opportunity to meet new people, contribute to the designs and learn about other people's experiences of Peckham. Each bullet point is an individual response.

- I am very nervous. people came together and try to get involved. didn't know what to expect. as a whole, I felt I could say how I feel. a lot of disabled people are nervous about making the first move. Because it was loud, I thought I'd give it a try. liked how everyone came together and thought most about other people's experiences and disabilities. it opened my eyes. it might encourage others to do the same.
- Hear lots of different opinions and ideas.
- Being engaged + informed about what is going to be happening in my local area + being compensated for my time.
- Being a part of the community, listening to our voices. contributing to one design. making friends
- The fact that my input was relevant and was taken into account.
- Meeting others
- Meeting a range of new people and having my opinions be heard
- The community feeling that it gave.

11.17.5.4..3 What was your favourite session? Can you tell us why?

One member said they enjoyed all sessions, while others highlighted a particular session. Their reasons were the theme of the session and the discussions that took place.

- I did enjoy ever session because I did learn lots.

Session 01

- Opportunity to suggest what will work/what already works here
- Not sure about individual sessions- they all merge into one.

Session 02

- Lots of different ideas

Session 03

- Interesting to see what all was available in Peckham. Different things the group shared about Peckham.
- It was allowed for us to focus on what makes Peckham stand out.

Session 04

- Enjoyed understanding the designing process. Liked exploring.

11.17.5.4..4 Did you learn something new? Can you expand on your answer?

All but one member said that they learned something new.

Most responses were about learning about architecture and the design process.

- Gave me faith in humans after Covid-19

- I learnt how planning and designing work. how they put together the ideas to create a model.
- The different stages and the measures taken with architecture.
- A lot of architectural stuff.
- I learnt that it's okay to accept change.

11.17.5.4..5 Do you feel your ideas and suggestions were heard?

6 people said 'Yes', 1 person responded, 'Somewhat no' and one person did not respond.

12.0 Response to Feedback

12.0 Response to Feedback

12.1. As part of the Applicant's commitment to ensuring a meaningful dialogue with local stakeholders, the Applicant has sought to respond to the respondents' comments raised throughout the consultation process.

12.2. The Applicant remains committed to engaging with residents' enquiries beyond the closing date of the public consultation.

12.3. The below table represents the feedback received throughout the consultation process and outlines responses to these.

12.4. The 'Consultation with seldom heard voices' section above sets out specific design responses to feedback from the Community Champions Panel.

12.5. Please refer to the Design and Access Statement prepared by dRMM for further detail on design evolution in response to LBS and community feedback.

You Said	We Did
Comments related to the 2022 masterplan proposals	
There was a perception in consultation that the development was too dense	The number of proposed homes has been reduced from c.1,050 in 2022 to 877 homes.
Consultation feedback suggested that 27 storeys was considered by many to be too tall for the area	The height of the tallest building has been reduced from an initially proposed 27 storeys in 2022 to 20 storeys.
There was a perception from some that the proposals created a 'wall of development'	The new design team have responded with a revised design approach in terms of height and massing, which has carefully considered the local context and the relationship with key local and long-range views.
It was felt by some that development did not reflect the character of Peckham.	The new design brief published in Summer 2023 specifically calls for proposals to be contextual to, and complement, the unique identity and character of the town centre. The new design team of local architectural practices have responded to this through detailed local research into the history and character of the area.
Comments related to the current proposals	
The consultation process needs to engage all sections of the Peckham community	The project team have sought to hear from as wide a range of local people as possible throughout the consultation process, including the traditionally seldom heard. This has included proactively meeting with local amenity groups, youth clubs, older people groups and residents. Activities have included community, led walk & talks, workshops, drop-ins, and public meetings, as well as the establishment of a dedicated Community

You Said	We Did
	Champions Panel to feed input from the seldom-heard directly to the design team. The 'Consultation with seldom heard voices' section above sets out direct design responses to feedback from the Community Champions Panel.
The consultation process needs to engage with local businesses.	During the pre-application process, the Applicant commissioned Tree Shepherd (a business engagement charity who has been appointed by Southwark Council to help local people establish their own enterprises) to undertake specific targeted engagement with the existing independent businesses on-site. Working collaboratively, the Applicant and Tree Shepherd collated a survey aimed at better understanding the existing businesses, their employees and the offer and services they provide for the community. A summary of their activities and feedback received can be found in the Business Relocation Strategy document, prepared by Tree Shepherd.
Local community groups felt there should be more promotion of the redevelopment and consultation process in the immediate area surrounding the Site.	Members of the project team distributed and placed additional posters in local businesses and prominent local landmarks, such as the Bussey Building and Copeland Park to encourage wider participation in the consultation process. Throughout the consultation process the Applicant and project team conducted nine door-knocking sessions targeting residents and businesses local to the Site, and nine pop-up sessions, engaging with shoppers and visitors to the Aylesham Centre.
Local community groups wished for a more accessible and prominent location for the drop-in events.	Following the Autumn and Winter 2023 Consultation stage where drop-in events were held at the Rye Lane Baptist Chapel, the Applicant and project team hosted their Early 2024 and Spring 2024 drop-ins within the Aylesham Centre, with prominent signage and wayfinding to the space.
Local community groups commented on the accessibility and user friendliness of the consultation website.	Following the creation of the new design brief and formulation of a new design team, the Applicant refreshed the consultation website. The Applicant held two online meetings with local residents in Autumn 2023 to discuss changes to the consultation website to make it more accessible and how to make the project branding and logos used more reflective of Peckham.
It was suggested by some that the development remains too dense.	The number of proposed homes is consistent with the indicative homes figure in the site allocation.

You Said	We Did
Some suggested that 20 storeys is too tall for the area.	The height of the tallest building is consistent with the site allocation and this building has been positioned so as to mitigate visual impacts on neighbours, heritage assets and views.
There were questions regarding the proportion and tenure mix for affordable housing.	The proposed affordable housing – 35% by habitable room, including 25% social rent and 10% intermediate is consistent with policy.
There were questions regarding the proposed location of affordable housing.	Information displayed at consultation events in 2024 shown the number, mix and location of the proposed affordable housing.
There were questions regarding the impact of the proposals on the Morrisons e.g. whether the store would close.	The development will be phased so that Morrisons will stay open throughout. A new store will be built within the first phase and opened before the existing store is closed and redeveloped, to ensure continuity of service throughout the construction period.
Feedback noted that historic buildings such as the shops on the High Street and the Jones and Higgins Clock Tower need to be respected.	The design team have considered the settings for key local historic buildings and used inspiration from the previous Jones & Higgins shopfront. Their approach has been to provide a layered backdrop to the High Street that provides an appropriate backdrop to the historic shopfronts, and to maintain a clear sky gap between the new buildings and the clock tower in key views. On Rye Lane, the design team have developed a continuous ground floor design which incorporates elements from the Jones & Higgins department store, infusing them with a modern twist.
It was suggested that the scale of the development will change the built character of Peckham	The proposals have been designed with careful consideration of local views, inspired by the local architecture and town centre character, to ensure they respond to their local context and are part of Peckham.
A number of respondents suggested that the scale of the development will change the commercial character of Peckham	The design team have sought to complement not compete with Peckham's existing offer and have carried out detailed research on the unique character of the town centre. This research has directly informed the location and size of the proposed retail units. A business relocation strategy for the existing independent businesses on site has been submitted as part of the planning application.
There was a strong feeling in consultation that proposals should be unique to Peckham, not a generic development or design	The design team includes five architectural practices including local architects who know the site and area very well. Research by the architects into the local built character, history and town centre have inspired and informed the architectural response of the

You Said	We Did
	masterplan and design of the individual buildings. The approach to individual buildings is set out in the Design and Access Statement.
There was broad consensus in consultation that the site needs to be welcoming to the community	The design team have worked to create spaces that feel welcoming to everyone in the community, with activities and facilities that everyone can enjoy. For instance, they have designed retail spaces around the main open space that are suitable for use as a café. All space at ground floor level will be publicly accessible and local artwork will be introduced to ensure the Site feels relatable and welcoming. Feedback from local young people during design development led to the routes from Rye Lane into the site being made larger and more open so they feel safe.
Feedback highlighted that Routes across the site need to be safe and accessible to everyone.	The design team have worked to create open, safe, and direct routes across the site that are step-free and surfaced in materials that are suitable for all users. Particular focus was given to providing level access to the bus station, improving accessibility for all.
It was noted that the experience at street level should feel like part of the town centre	The proposed choice of materials, colours, planting/landscaping, architectural forms and the narrowing or widening of spaces have been directly informed by local research and the feedback. The team have also carefully considered how the designs can accommodate ideas suggested through the consultation on locating complimentary uses next to one another, such as cafés close to play spaces.
Consultation with young people has highlighted the need for spaces to feel safe – the fear of crime is a particular concern for young people	The Proposed Development provides the potential for spaces for young people within the masterplan, carefully considering the priorities raised regarding safety and accessibility. In terms of the safety of open spaces and prevention of anti-social behaviour, all open spaces at ground level have been designed to be pedestrian-friendly and fully accessible. Ensuring the spaces are safe and welcoming has been a key priority throughout the design process and the importance of this has been highlighted by the community throughout our consultation. The proposed public spaces will feature: • Bright, bold and fun colours • Art integration to aid wayfinding • Strategic lighting for night-time use and attraction • Passive surveillance from homes and retail units.

You Said	We Did
Feedback has highlighted a low awareness of the design standards and requirements that new homes have to meet.	Consultation materials and events, particularly the Community Information Sessions, have sought to provide people with clear information on design standards, planning policy and regulations
Feedback received throughout the consultation process has reinforced the need for high quality homes and are safe and have direct access to outdoor space.	All homes have private outdoor amenity space and have been designed in line with relevant standards, policies and regulations.
Feedback received at public consultation events has included questions about the impacts of the development on local education and healthcare provision, given the increase in population.	Consultants Quod, working with the Applicant, have been modelling the anticipated impacts of the development on local services and a detailed assessment is included in their socioeconomic report, which will be submitted as part of the planning application. Throughout the pre-application process they researched existing school and GP provision and assessed this against the projected population of the Proposed Development – which has been calculated using a formula provided by the Greater London Authority.
Feedback at consultation events highlighted the importance of the Proposed Development supporting work and training opportunities for Peckham residents.	The Applicant is committed to supporting the Peckham community and has undertaken a series of initiatives to date to provide skills and training opportunities to local people – including via direct engagement with care leavers and local schools and work experience with the design team. If the application is approved, local employment and apprenticeships will be secured by condition as part of the legal agreement. Over and above this, the Applicant is committed to preparing and implementing a Community Plan for the site which will embed long-term support for the local economy and community.
The effect of the Proposed Development on businesses in the wider town centre was a key priority.	Consultants Quod, working with the Applicant, have been researching the town centre, who it serves, uses, types of businesses, etc. to understand what impact the development might have. They concluded that the large catchment of the town centre would mean that a development of this scale would not significantly change the overall retail character of the area.
Respondents asked how existing businesses on site would be accommodated in the Proposed Development.	Throughout the consultation process, the Applicant has been in regular dialogue with Tree Shepherd, a local charity and business development service in Peckham, to discuss their approach to local businesses and the wider Town Centre.

You Said	We Did
	The Applicant has consulted the independent traders on site to understand their aspirations for the future and has prepared a business relocation strategy as part of the planning application. A summary of their activities and feedback received can be found in the Business Relocation Strategy document, prepared by Tree Shepherd.
Considerate management of construction activities was a key priority for local residents.	The Applicant will work closely with Southwark Council to agree a Construction Environmental Management plan (CEMP). The CEMP aims to minimise the project's environmental impact and will outline clear guidelines and commitments regarding construction hours, noise mitigation strategies, dust control measures, responsible waste management practices etc. The Applicant will also establish a construction liaison group ahead of the commencement of construction works on site.

13.0 Next Steps

13.0 Next Steps

13.1. The Applicant has responded to the issues raised, in person at the consultation events, in response to issues raised in the feedback forms and in the comments contained in this statement.

13.2. One of the objectives of the consultation process was to provide information to the local community on the planning process, allowing for greater levels of engagement with the Proposed Development throughout the pre-application process.

13.3. The Applicant is committed to continuing this engagement and education exercise with the community, neighbours and political stakeholders following the submission of the planning application. Such events and activities may include, but is not limited to:

- Future public and community events
- Further LBS forum meetings
- A further Community Information Session on submitted planning documentation
- Establishing a construction liaison group
- Follow-up meetings with interested stakeholder groups
- Youth group and older person's engagement
- Regular updates of the project website to keep residents, visitors and shoppers informed about the project's progress.
- Further community events and activities
- The continued opportunity for local residents, visitors and shoppers to discuss the Proposed Development with members of the project team during regular Hub opening hours.

13.4. The applicant is intending on organising further public consultation events after the submission of the planning application to Southwark Council, over the course of the determination period

13.5. Channels of communication will remain open so that residents, visitors to the area and shoppers can continue to give their thoughts on the proposals for the Aylesham Centre.

14.0 Conclusion

14.0 Conclusion

14.1. In November 2021, the Applicant appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation in support of the planning application for the redevelopment of Aylesham Centre, Hanover Park, London SE15 5EW.

14.2. The Applicant began speaking to community and political stakeholders in Winter 2021 and has carried out a comprehensive pre-application political and community engagement lasting over two and a half years.

14.3. This Statement of Community Involvement has outlined the consultation activities undertaken, feedback received and how the Applicant has responded to and incorporated this feedback in the Proposed Development:

- Section 1 – Executive Summary - introduced the development and rationale for consultation.
- Section 2 – Consultation Process – defined and detailed the consultation events and activities that took place.
- Section 3 – Stakeholder Correspondence - provided information on the contact and correspondence between the Applicant and key stakeholders.
- Sections 4 – 6 detailed the consultation process and feedback received during the consultation on the 2022 masterplan for the Site.
- Section 7 – New Design Brief and Team - provided information on the new design brief and design team introduced by the Applicant in 2023.
- Sections 8-10 detailed the consultation process and feedback received during the consultation on the 2022 masterplan for the Site.
- Section 11 outlined the consultation undertaken with seldom heard voices throughout the consultation process.
- Section 12 provided a recap of feedback received and responses provided by the Applicant and project team from throughout the consultation process.
- Section 13 outlined the potential next steps in the Applicant's engagement with the community.

14.4. Consultation has always been in hybrid form – both online and in person – enabling people to engage in a way that best suits their needs. The option of posting materials was offered on both public newsletters to those unable to access the website.

14.5. Feedback was received by those who filled in a feedback form, either being completed at public events, during the door-knocking sessions or completed online via the dedicated project website. Verbal feedback from conversations with residents was also recorded and taken into consideration.

14.6. Feedback received by the Applicant throughout the consultation process and how this was incorporated into the design process has been outlined in section 12 of this document titled 'Response to Feedback'. Further information on this can be found in the Design and Access Statement document, prepared by dRMM Architects, and the Business Relocation Strategy, prepared by Tree Shepherd.

14.7. Where some concern did arise in the consultation process, this was regarding:

- The height and massing of the proposed development and whether this would be in keeping with the area.
- Many older residents noted that they have seen Peckham change significantly over the course of their lives and view the proposals for the Aylesham site in this context.
- Local community groups raised concerns that the Proposed Development would represent an over-development of the site and wished to see the number of units decreased.
- Throughout the consultation process there were questions from local residents over impacts on local infrastructure as a result of the Proposed Development.
- During the earlier stages of the consultation process, there was concern that the design team did not have experience and appreciation of Peckham and the local area.

14.8. The following elements of the scheme have been generally liked by stakeholders in written or verbal feedback at consultation events:

- The proposed new public spaces
- Routes through the site
- A phased development that kept Morrisons open throughout
- The appointment of additional and local architectural practices
- Many welcomed the development of new homes, although often also asked about the affordability of them.
- The delivery of social rent homes in the Proposed Development.

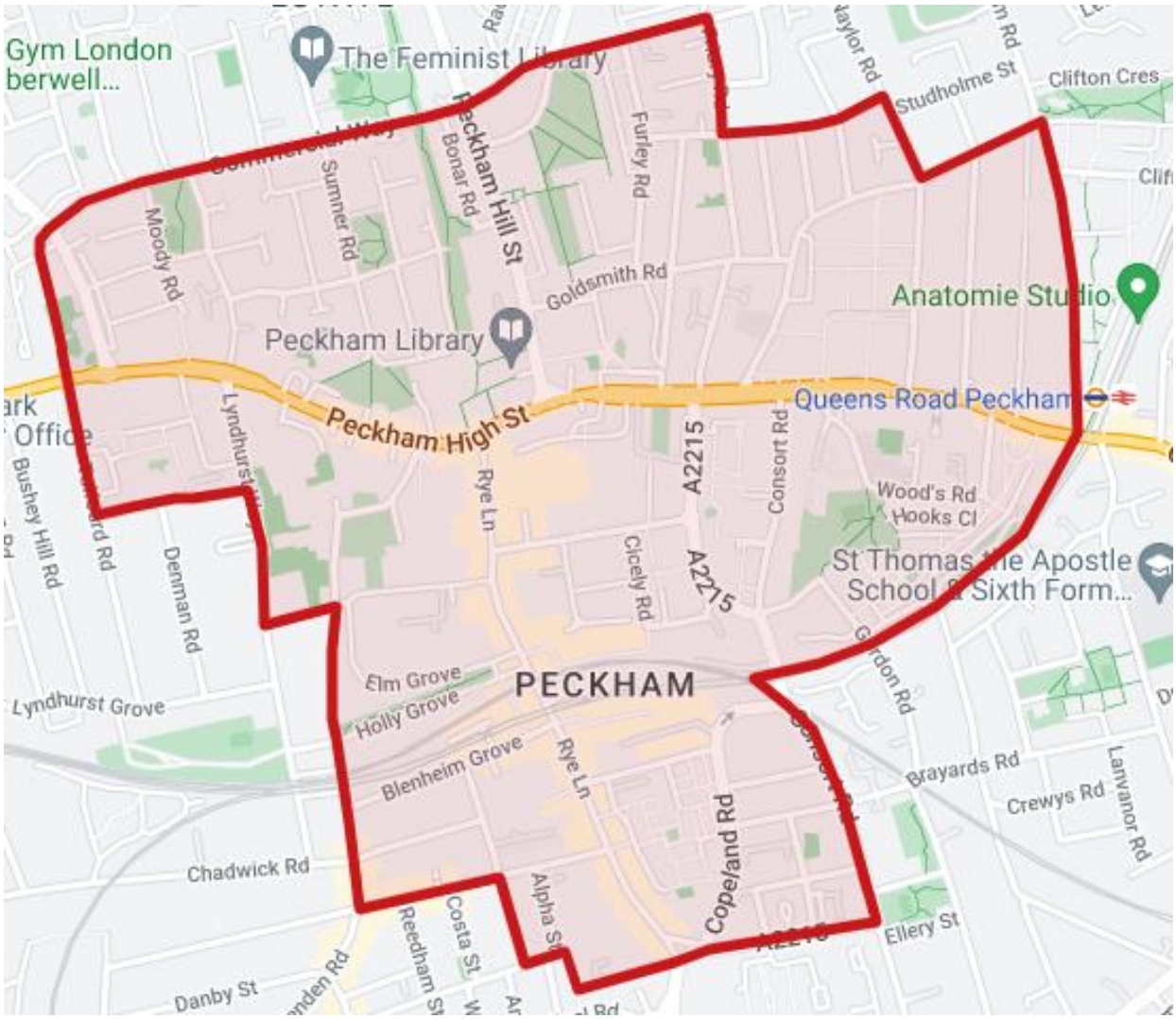
14.9. Feedback from the Community Champions Panel indicates that the majority felt their ideas and experiences had been considered and included in the design proposals.

14.10. The Applicant is committed to continuing to engage with the community, residents and political stakeholders following the submission of a planning application.

15.0 Appendices

15.0 Appendices

Appendix I – Distribution area for consultation flyers



Appendix II – January 2022 Stakeholder Letter

The AYLESHAM CENTRE Peckham

[redacted]

[redacted]

28 January 2022

[redacted]

The Aylesham Centre redevelopment - meeting request

Thank you for meeting with us last year to discuss the project and help inform our community engagement strategy. We particularly valued your thoughts on the challenges with vertical and horizontal engagement, and I am pleased to say this has had an influence on how we intend to engage with the community on this project.

We would welcome the opportunity to meet with the Aylesham Community Action again in the coming weeks to discuss our integrated community engagement strategy, and to learn more about the communities' aspirations and priorities for the local area based on feedback and insights you may have received from your community event on 22nd January 2022.

Our vision for the site is to create a thriving new quarter that knits with the diverse fabric of Peckham. Berkeley Homes is committed to taking a fresh approach to consultation and design and are keen to engage widely, with stakeholders, residents, businesses, and other interested and affected parties to ensure all voices are heard. This new approach to the redevelopment of the Aylesham Centre marks a brand-new and exciting chapter for the site.

The focus of our first stage of engagement with the community is to identify local needs and priorities. We will be reaching out to the wider community shortly; launching a project website and social media campaigns, conducting door knocking sessions in the local area, holding pop-up events at key locations including the bus station, and meeting with key community stakeholders, local traders and businesses.

We are also pleased to announce that we will be launching a community consultation hub within the Aylesham Centre from 22nd February 2022. Part of the team will be located at unit 15A on Tuesdays and Fridays, and we will announce periodic Saturday opening hours in our regular community newsletters. We hope this will provide an easy and convenient way for everyone to access us and provide their views.

T: 0800 368 7363
E: hello@theayleshamcentre.community
W: www.theayleshamcentre.community

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The AYLESHAM CENTRE Peckham

To arrange our next meeting – or should you have any further questions or comments at this stage, please get in touch with us by emailing hello@theayleshamcentre.community.

Myself and the team are very excited about this project and look forward to meeting with you soon.

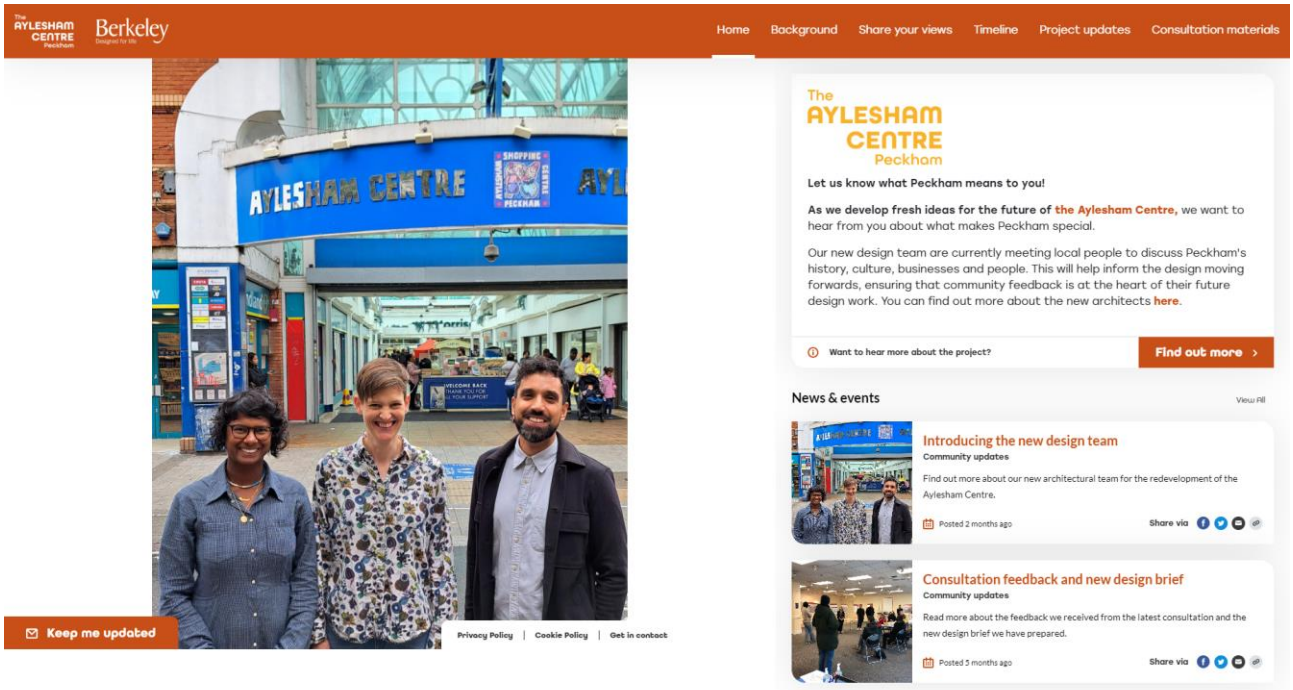
Kind regards,

Jacob Dunn
Senior Development Manager, Berkeley Homes

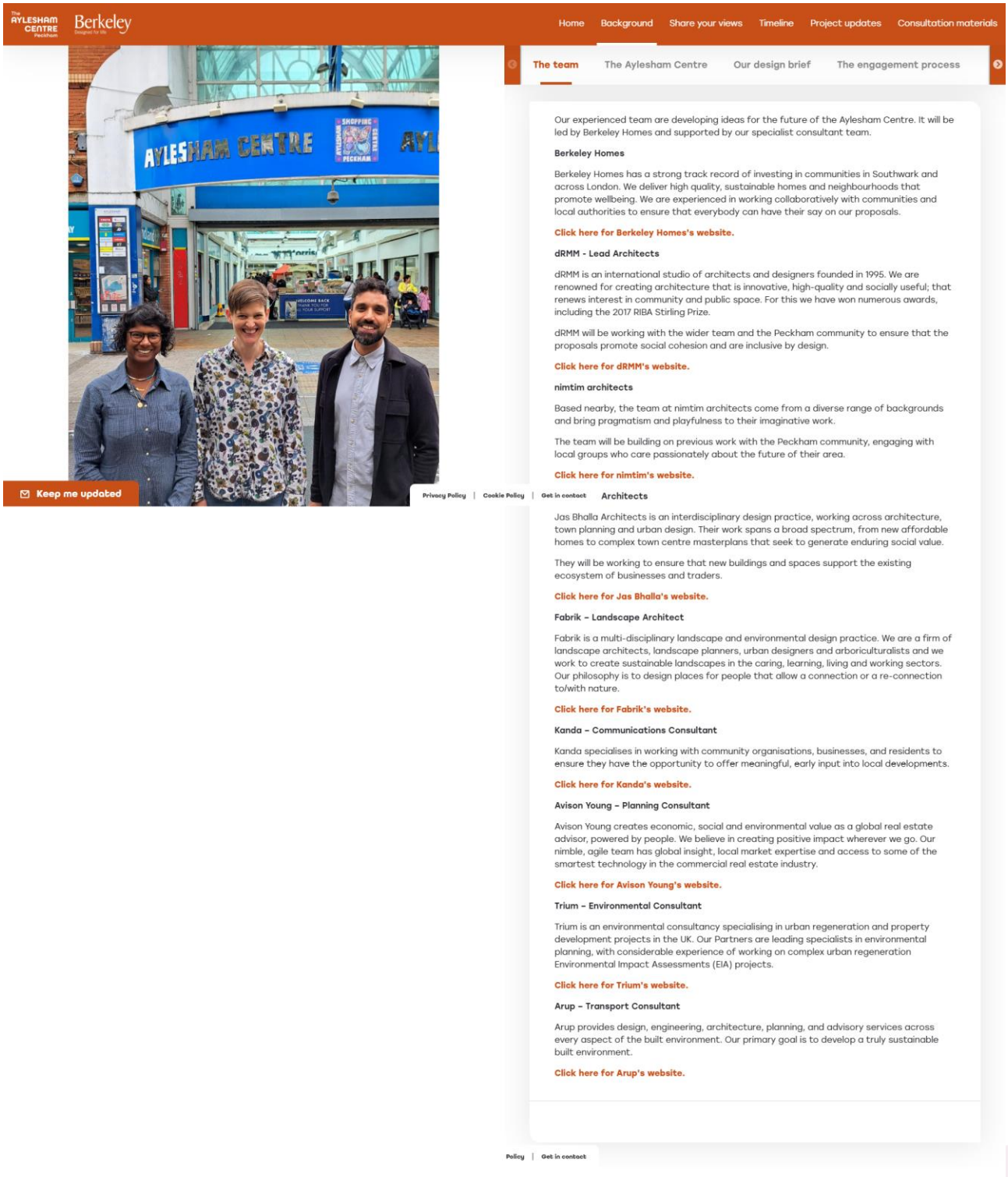
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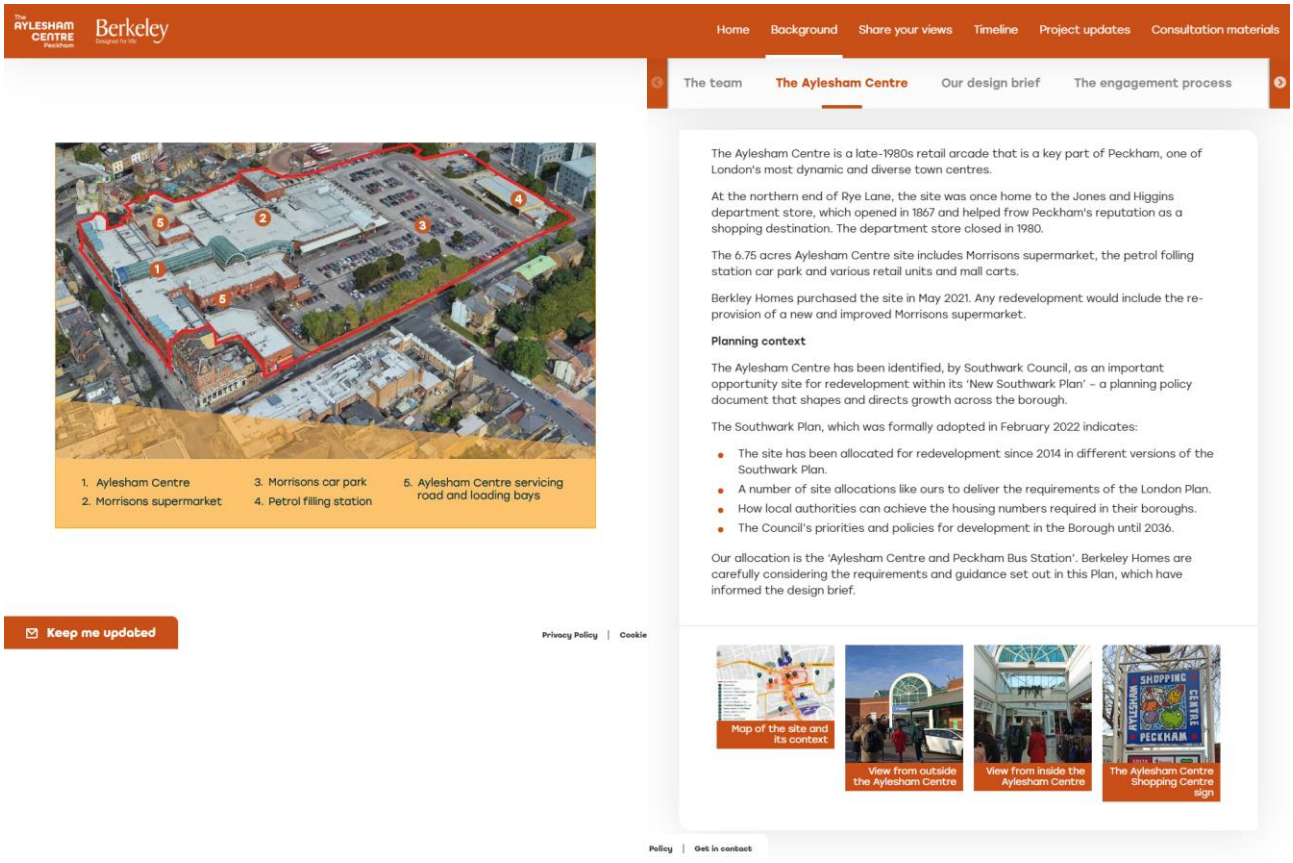
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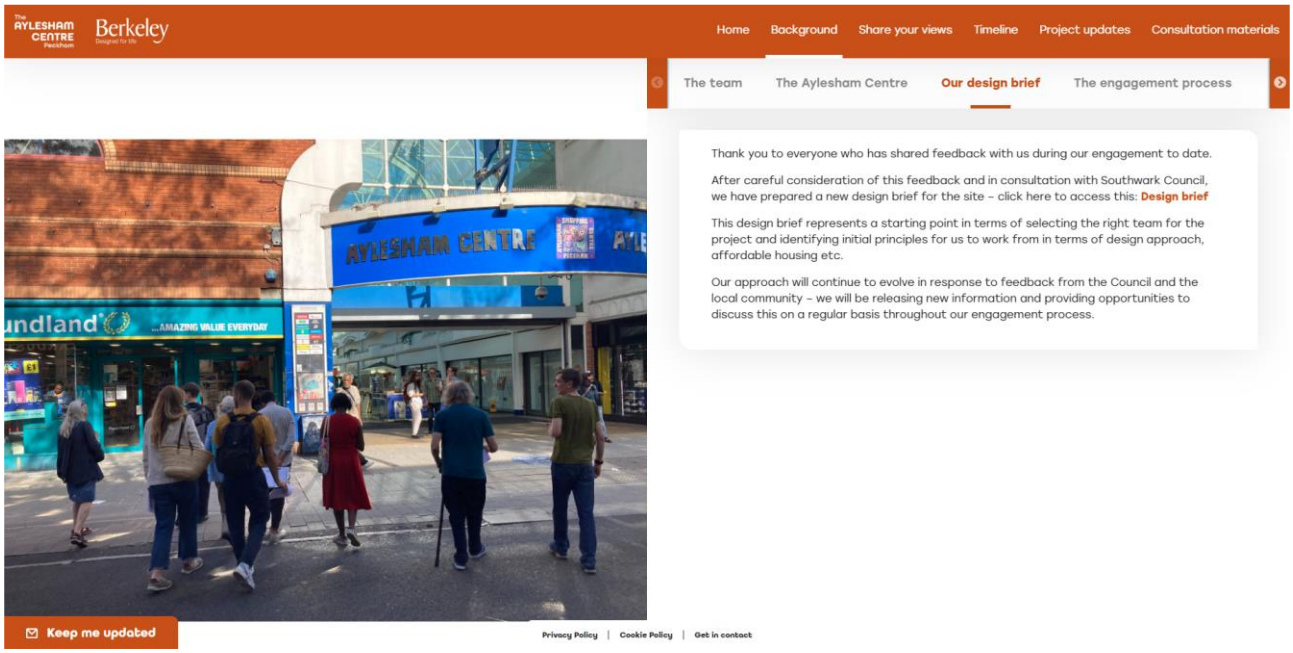
Appendix III – Consultation Website
Home Page

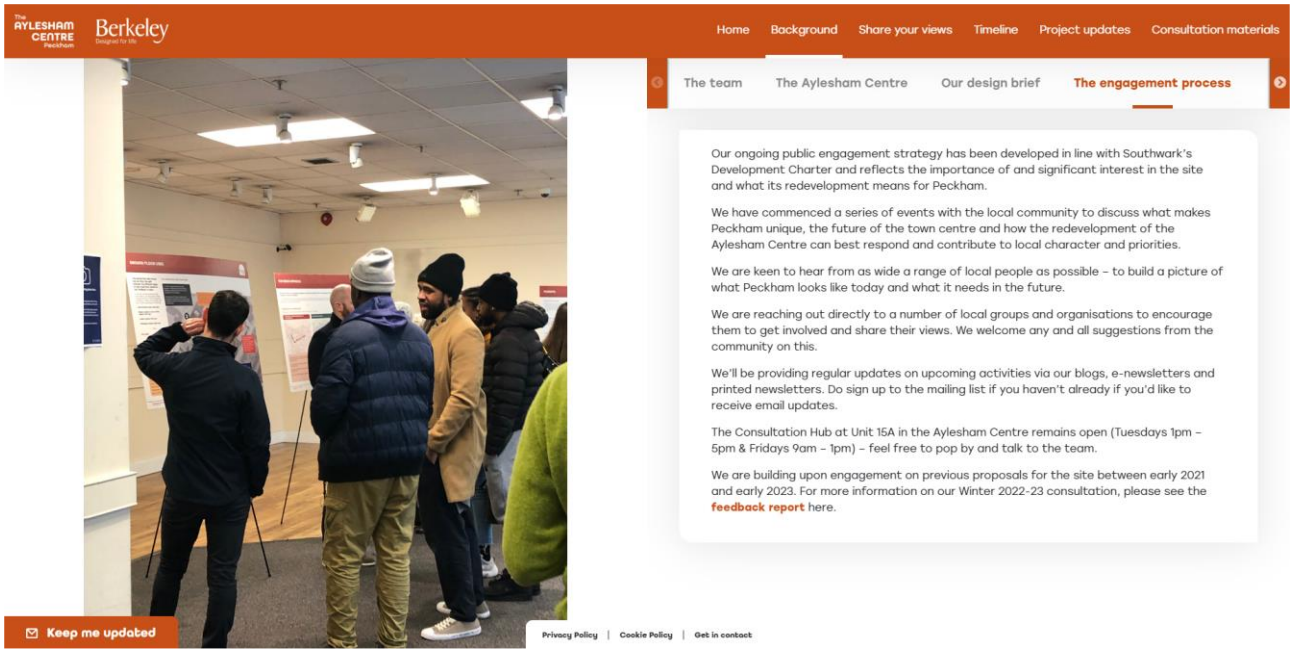


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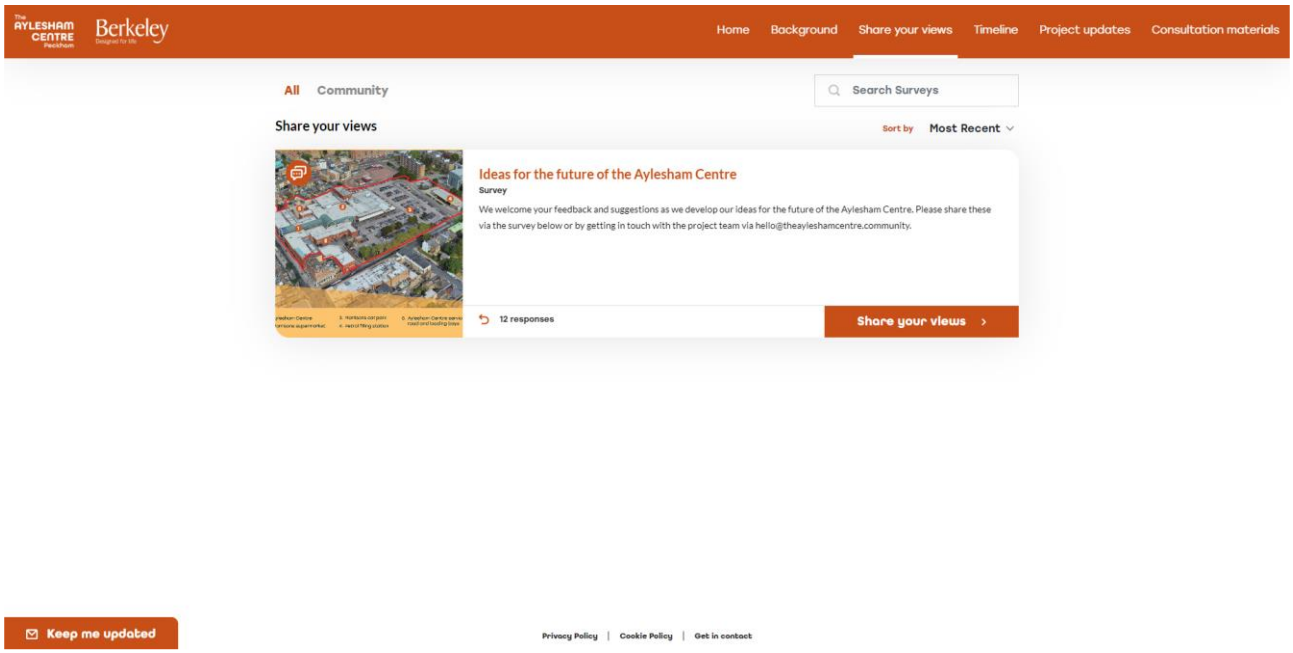

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Our design brief
The engagement process
AYLESHAM CENTRE
Keep me updated
Our experienced team are developing ideas for the future of the Aylesham Centre. It will be led by Berkeley Homes and supported by our specialist consultant team.
Berkeley Homes
Berkeley Homes has a strong track record of investing in communities in Southwark and across London. We deliver high quality, sustainable homes and neighbourhoods that promote wellbeing. We are experienced in working collaboratively with communities and local authorities to ensure that everybody can have their say on our proposals.
Click here for Berkeley Homes's website.
dRMM - Lead Architects
dRMM is an international studio of architects and designers founded in 1995. We are renowned for creating architecture that is innovative, high-quality and socially useful; that renews interest in community and public space. For this we have won numerous awards, including the 2017 RIBA Stirling Prize.
dRMM will be working with the wider team and the Peckham community to ensure that the proposals promote social cohesion and are inclusive by design.
Click here for dRMM's website.
nimtim architects
Based nearby, the team at nimtim architects come from a diverse range of backgrounds and bring pragmatism and playfulness to their imaginative work.
The team will be building on previous work with the Peckham community, engaging with local groups who care passionately about the future of their area.
Click here for nimtim's website.
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Architects
Jas Bhalla Architects is an interdisciplinary design practice, working across architecture, town planning and urban design. Their work spans a broad spectrum, from new affordable homes to complex town centre masterplans that seek to generate enduring social value.
They will be working to ensure that new buildings and spaces support the existing ecosystem of businesses and traders.
Click here for Jas Bhalla's website.
Fabrik – Landscape Architect
Fabrik is a multi-disciplinary landscape and environmental design practice. We are a firm of landscape architects, landscape planners, urban designers and arboriculturalists and we work to create sustainable landscapes in the caring, learning, living and working sectors. Our philosophy is to design places for people that allow a connection or a re-connection to/with nature.
Click here for Fabrik's website.
Kanda – Communications Consultant
Kanda specialises in working with community organisations, businesses, and residents to ensure they have the opportunity to offer meaningful, early input into local developments.
Click here for Kanda's website.
Avison Young – Planning Consultant
Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people. We believe in creating positive impact wherever we go. Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry.
Click here for Avison Young's website.
Trium – Environmental Consultant
Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK. Our Partners are leading specialists in environmental planning, with considerable experience of working on complex urban regeneration Environmental Impact Assessments (EIA) projects.
Click here for Trium's website.
Arup – Transport Consultant
Arup provides design, engineering, architecture, planning, and advisory services across every aspect of the built environment. Our primary goal is to develop a truly sustainable built environment.
Click here for Arup's website.
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1. Aylesham Centre
2. Morrisons supermarket
3. Morrisons car park
4. Petrol filling station
5. Aylesham Centre servicing road and loading bays
The Aylesham Centre is a late-1980s retail arcade that is a key part of Peckham, one of London's most dynamic and diverse town centres.
At the northern end of Rye Lane, the site was once home to the Jones and Higgins department store, which opened in 1867 and helped frow Peckham's reputation as a shopping destination. The department store closed in 1980.
The 6.75 acres Aylesham Centre site includes Morrisons supermarket, the petrol folling station car park and various retail units and mall carts.
Berkley Homes purchased the site in May 2021. Any redevelopment would include the re-provision of a new and improved Morrisons supermarket.
Planning context
The Aylesham Centre has been identified, by Southwark Council, as an important opportunity site for redevelopment within its 'New Southwark Plan' – a planning policy document that shapes and directs growth across the borough.
The Southwark Plan, which was formally adopted in February 2022 indicates:
The site has been allocated for redevelopment since 2014 in different versions of the Southwark Plan.
A number of site allocations like ours to deliver the requirements of the London Plan.
How local authorities can achieve the housing numbers required in their boroughs.
The Council's priorities and policies for development in the Borough until 2036.
Our allocation is the 'Aylesham Centre and Peckham Bus Station'. Berkeley Homes are carefully considering the requirements and guidance set out in this Plan, which have informed the design brief.
Keep me updated
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Map of the site and its context
View from outside the Aylesham Centre
View from inside the Aylesham Centre
The Aylesham Centre Shopping Centre sign
Policy | Get in contact

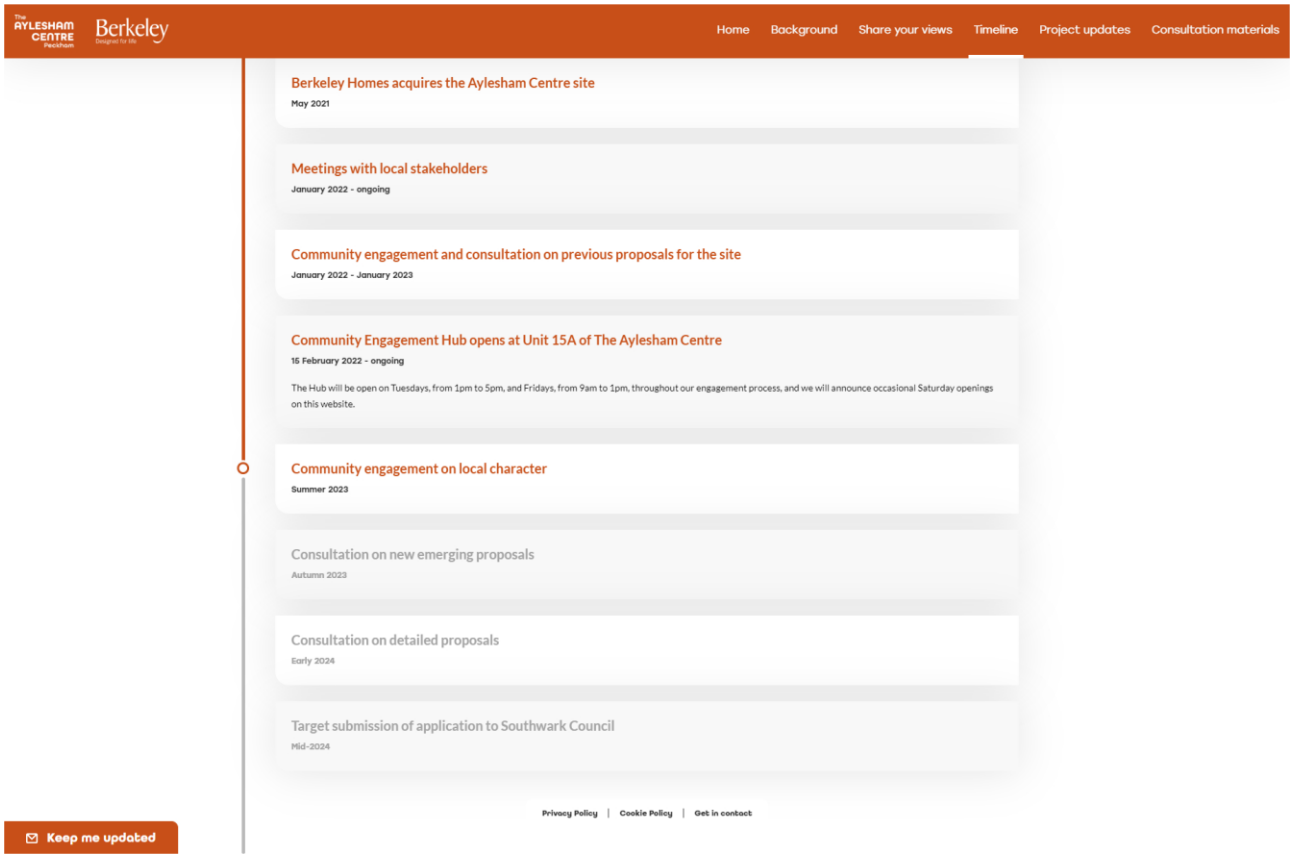

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AYLESHAM CENTRE
AMAZING VALUE EVERYDAY
Thank you to everyone who has shared feedback with us during our engagement to date.
After careful consideration of this feedback and in consultation with Southwark Council, we have prepared a new design brief for the site – click here to access this: Design brief
This design brief represents a starting point in terms of selecting the right team for the project and identifying initial principles for us to work from in terms of design approach, affordable housing etc.
Our approach will continue to evolve in response to feedback from the Council and the local community – we will be releasing new information and providing opportunities to discuss this on a regular basis throughout our engagement process.
Keep me updated
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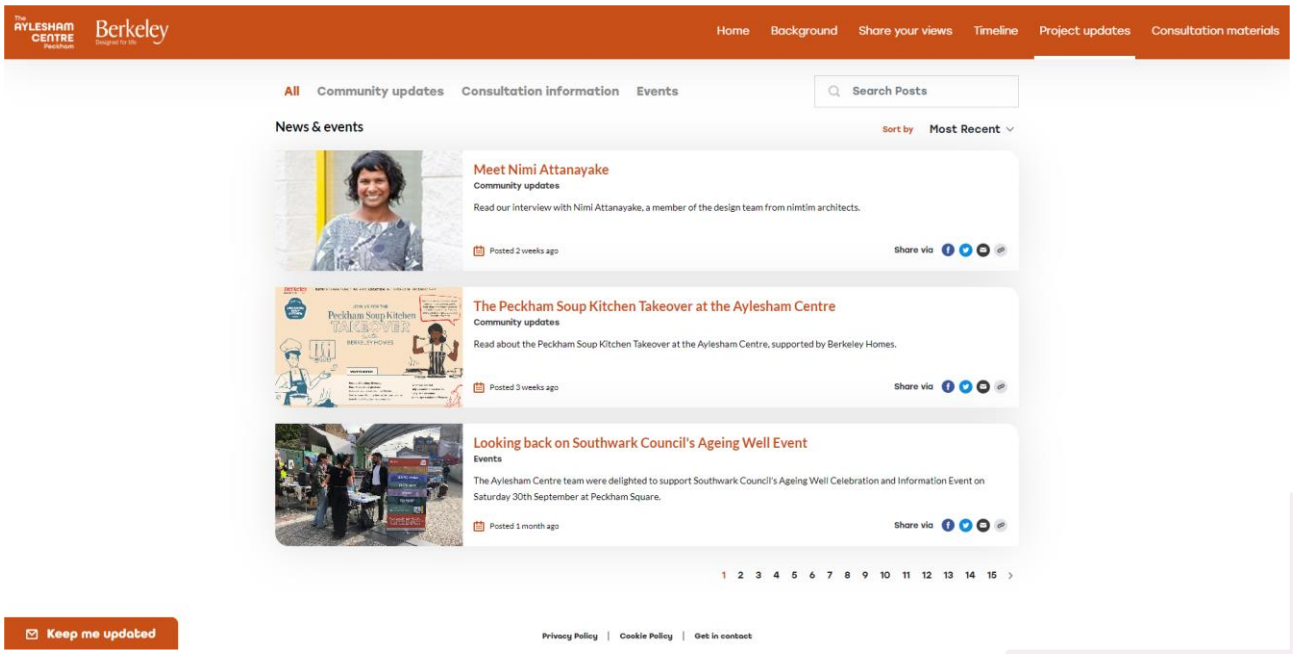
Share your views



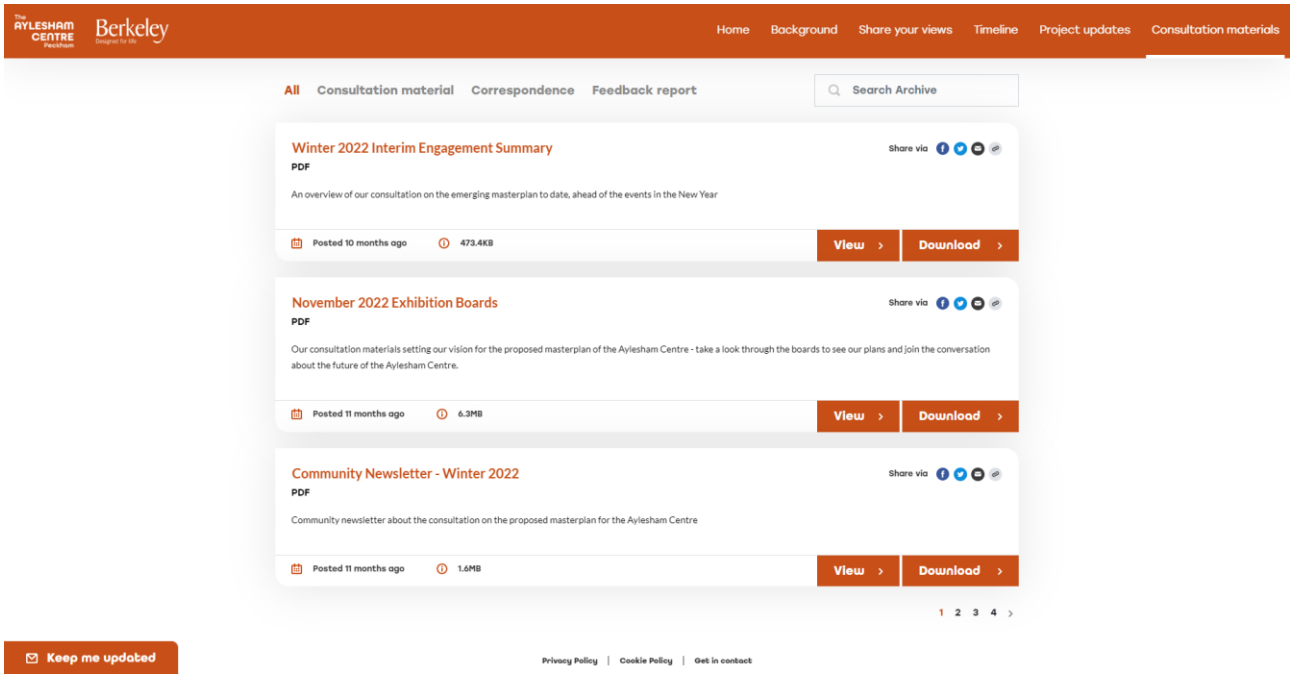
Timeline



Project updates



Consultation materials



Appendix IV – February 2022 Social Media Advert



Appendix V – February 2022 Southwark News Advert

'COUNCIL FAILS TO SPEND ANY OF £25M CLIMATE FUND'

By Joshua Askew
news@southwarknews.co.uk

SOUTHWARK COUNCIL has failed to spend any money from its multi-million-pound climate emergency pot since its creation in 2021, despite being widely praised for its environmental policies.

£25,000,000 was set aside from the council's budget to put towards investment projects that would help tackle climate change over the decade.

The council had planned to spend the finances between 2021 and 2030, but enquiries from councillors showed none of this money has been spent in almost a year.

"Southwark Labour do not understand that we have to act urgently to tackle the climate emergency and have relied on us to force them to go greener faster," said Liberal Democrat Cllr Victor Chamberlain.

"Spending on the emergency or dedicating money to relevant projects has to be an urgent priority and no-one can afford for the council to sit on large funds for years."

These claims by the Lib Dems were fiercely rebuffed by the council.

"Once again, the Lib Dems have completely missed the big picture and are choosing to ignore the council's record of delivery on climate change," said Cllr Helen Dennis, cabinet member for the climate emergency and sustainable development.

"Last year, we estimated that £101m was already committed and being spent to address the climate emergency – with the council planting 10,000 new trees, doubling cycle storage, creating new school streets and investing in local parks," she added.

In explaining the delays, Cllr Dennis said: "We are working through proposals to ensure that we get value for money for Southwark residents, focusing on areas that cut the most carbon, and deliver benefits for the local community."

Southwark's Labour-led council has previously been praised for the scope and scale of its climate action plan, ranking 12th out of 325 local authorities across the country by Climate Emergency UK.

In addition to the £25 million climate kitty, the council has announced a Green Buildings and £2 million climate reserve fund "to scale up its climate change work."

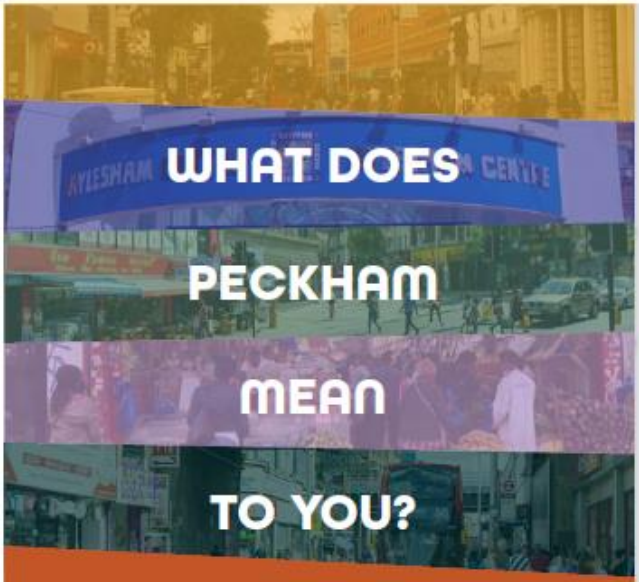
It has a range of commitments to make Southwark carbon neutral by 2030, surrounding investment in council housing, parks and green spaces, electric charging points, and installing solar panels.

Climate Emergency UK also revealed that only one in five local councils in the UK has a plan for tackling the climate emergency, five of whom are in London.

Southwark Council has the second highest climate score of any borough in the capital scoring 79 per cent - compared to Lambeth's meager 37 per cent.

Councils were judged on whether their climate actions are costed and have clear goals; if local residents are being engaged with climate action; whether there are any plans to decarbonise waste, planning and homes or other services that councils are responsible for; and if their plans cover areas areas, such as re-skilling the workforce, climate education, governance and funding.





Berkeley Homes is developing the vision for the future of the Aylesham Centre and would like to understand what Peckham means to you, and to hear your thoughts on the needs and priorities of the area to help us shape the early ideas for the site.

Berkeley

The AYLESHAM CENTRE Peckham

Our vision for the site is to create a thriving new quarter that knits with the diverse fabric of Peckham. Berkeley Homes is committed to taking a fresh approach to consultation and design and are keen to engage widely, with stakeholders, residents, businesses, and other interested and affected parties to ensure all voices are heard.

Whether you are a local resident, work in the area or are a frequent visitor, we would welcome your ideas.

Please visit the project website to find out more, provide your feedback and sign up for updates about the consultation.

Visit **www.theayleshamcentre.community** by scanning this QR code.

Over the next few weeks, you may spot our team in and around the Aylesham Centre speaking with residents, businesses and visitors. Please come and say hello.

scan this QR code

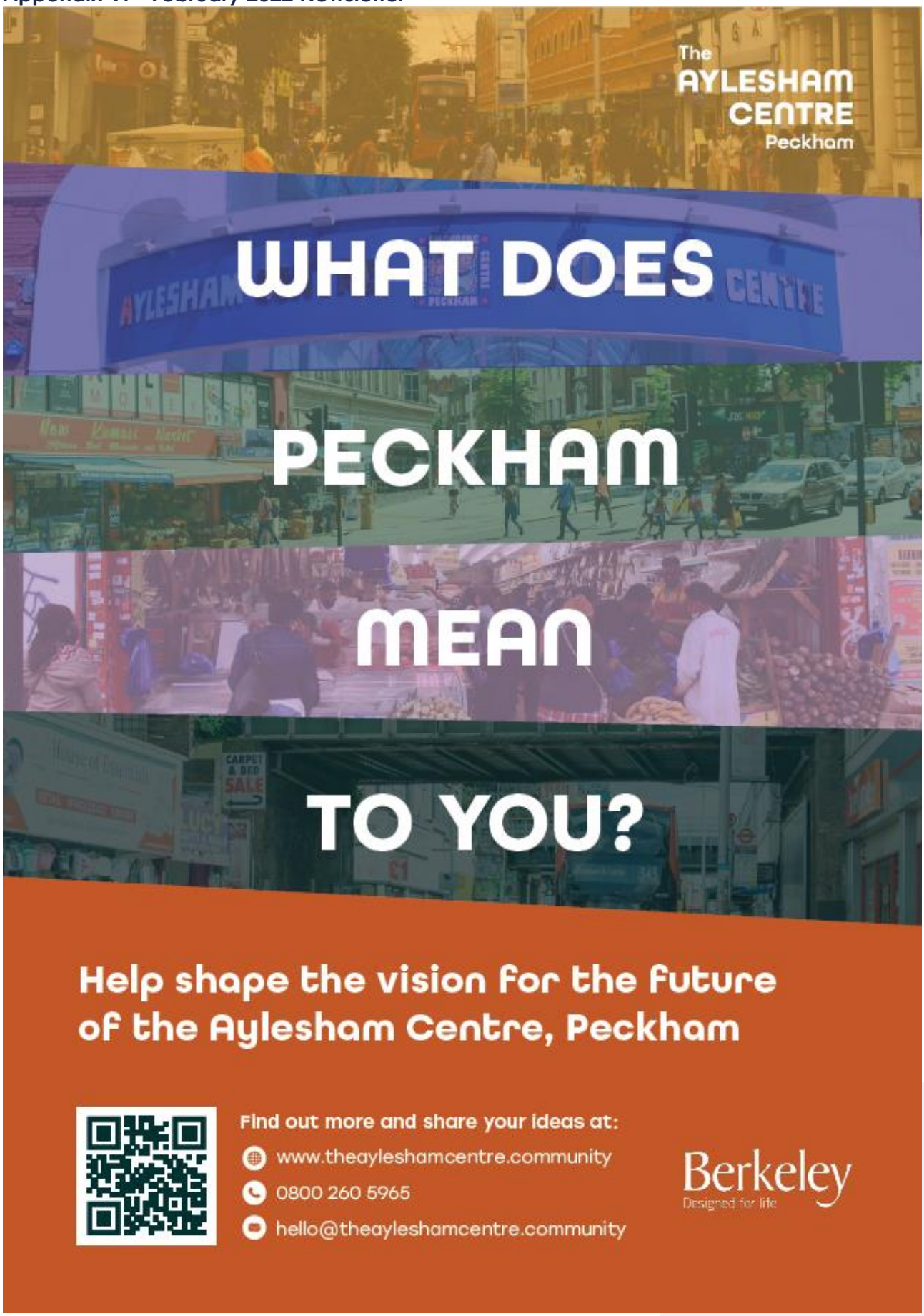
Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. Should you require hard copy materials or translation, please contact us.

Email: **hello@theayleshamcentre.community**

Telephone: **0800 260 5965**

Appendix VI – February 2022 Newsletter



Welcome

Dear Neighbour,

Berkeley Homes is developing the vision for the future of the Aylesham Centre and would like to understand what Peckham means to you, and to hear your thoughts on the needs and priorities of the area to help us shape the early ideas for the site.

The Aylesham Centre has been allocated for redevelopment by Southwark Council as part of the 'New Southwark Plan'. The Council's aspirations for the site include the delivery of new green links, public realm and civic space, replacement retail floorspace, a new supermarket, and high quality new and affordable homes.

Our vision for the site is to create a thriving new quarter that knits with the diverse fabric of Peckham. Berkeley Homes is committed to taking a fresh approach to consultation and design and are keen to engage widely, with stakeholders, residents, businesses, and other interested and affected parties to ensure all voices are heard.

This new approach to the redevelopment of the Aylesham Centre marks a brand-new and exciting chapter for the site.



The Site

The Aylesham Centre is a prominent site in one of London's most dynamic and diverse locations.

The Aylesham Centre is a late-1980s retail arcade and currently comprises a large Morrisons supermarket, petrol filling station, car park and various retail units and mall carts. The site extends 6.75 acres and is bounded to the north by Peckham High Street, to the west by Rye Lane, and to the south by Hanover Park.

An improved new Morrisons supermarket and associated retail uses will be re-provided as part of the planning application.



Site Plan



Our Engagement

We want to design and deliver a thriving new quarter that meets the needs and aspirations of you, the local community. In order to achieve this, we will provide a number of meaningful ways for you to engage with our consultation process.

We are committed to ensuring that our consultation process is as inclusive as possible and welcome your feedback about how you would like to get involved.

Whether you are a local resident, community group, business or visitor to the area, we would welcome your ideas.



Coming soon

We are pleased to announce that we will be launching a community consultation hub within the Aylesham Centre by the end of February 2022. Part of the team will be located at Unit 15A on Tuesdays and Fridays, and we will announce periodic Saturday opening hours in our regular community newsletters.

We hope this will provide an easy and convenient way for everyone to access us and provide their views.

Next Steps

Please visit the project website to find out more, provide your feedback and sign up for updates about the consultation.

Over the next few weeks, you may spot our team in and around the Aylesham Centre speaking with residents, businesses and visitors. Please feel free to come and say hello.

Should you require hard copy materials, know any community groups or individuals that require translations, or have any questions, please contact us on:

hello@theayleshamcentre.community

0800 260 5965

Scan this QR code to visit project website

Response form

Please separate this page and put it in the post. No stamp required.

The AYLESHAM CENTRE Peckham

Name:

Address:

Phone number:

Email address:

☐ **I would like more information and a feedback form to be sent by post**

☐ **I would like the team to phone me**

☐ **I am a member of a community group and would like to arrange a meeting with you**

☐ **I need materials to be translated into:**

☐ **I would like to be added to the email-newsletter list**

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer that we do not store your information or keep you updated, please tick this box ☐

CUT HERE



2

Freepost Plus RUAE-BZXR-EELX
KAN0320 The Aylesham Centre
1st Floor
44-48 Paul Street
London
EC2A 4LB

Appendix VII – February 2022 South London Press Advert



Man dies in hospital after stabbing in street

A murder investigation has been launched after a man died in hospital after being stabbed.

At around 5pm on Tuesday, police were called to reports of a stabbing in Lionel Road, Eltham.

Police and paramedics went to the scene where they found a man, believed to be in his early 20s, with stab wounds.

He was treated at the scene and taken to an east London hospital.

He was pronounced dead a short time later.

His next of kin have been informed and are being supported by specialist officers.

Homicide detectives from the Met's Specialist Crime Command have been informed and are leading the investigation.

At this early stage there have been no arrests but an investigation is under way.

A crime scene is in place at the scene of the incident and is likely to remain so for some time.

Anyone with information, however limited they may think it is, should contact police on 101 with the reference 5622/08FEB. Information can also be provided to Crimestoppers, anonymously, on 0800 555 111.

If you have a story to tell, email news@slpmedia.co.uk

'Doctors said if they move me I'll get serious panic attacks'

BY TOBY PORTER
toby@slpmedia.co.uk

A historic abuse victim has revealed the extent of his trauma as he faces eviction from his mother's flat.

Louis Kelly, 40, of Sandmere Road, Clapham, was taken away from his mum, with three siblings, after his father went to prison and his mother could not cope.

Louis was 10 – his parents had for several years been addicted to crack cocaine

But his ordeal had only just begun.

Louis was first installed at the notorious South Vale children's home in 1990, then another Lambeth children's home, Highland Road in Gipsy Hill.

He was placed by Lambeth in another privately-run home outside the borough in 1991. Two other siblings went into foster care with parents in Lewisham and had a good upbringing.

At the out-of-borough home, he was locked in his bedroom and was supervised by untrained staff.

But he was regularly taken from his bed in the middle of the night, held face down by up to three men who held his hands back, almost breaking his arms. They then assaulted him. He was also beaten with a pool cue.

In one four-week period, he was restrained 44 times.

He was also regularly taken to the country on day trips – where he was beaten, had his head stood on and his testicles squeezed. During his time at the privately-run home Louis claims a friend killed himself after being abused.

Louis said: "Lambeth refused responsibility for the abuse because the home I was sent to outside the borough was privately run. It's outrageous. Lambeth are trying to evade responsibility for the abuse there because it was privately run – but they placed me there.



Louis and his mother, Geraldine

"The abuse was a form of sadomasochism. They stood on my head and beat me. It was chronic brutality. The trauma was brutal. I've been advised to have therapy because the conditions I have, like PTSD and agoraphobia and panic attacks, are incurable.

"I have to learn to live with these conditions."

Louis was born in Ireland and the family moved to the St Matthew's Estate in Brixton when he was four.

His father, once a manager on the London Underground, went to prison addicted to crack cocaine, and his mother was left with all their kids.

His father died of AIDS on Louis' 18th birthday. He has never been able to get a paid job, but in 2009 moved to his mother's flat in Sandmere Road, Clapham to look after her.

He said "The housing association need to give me a fresh tenancy. They take a month to even consider these things and now they say they are going ahead with evicting me.

"My doctor has said if they attempt to move me, it'll cause serious distress and panic attacks."

A letter from Lambeth chief executive Andrew Travers and leader Councillor Jack Hopkins in March last year apologised for the abuse in the homes it ran. It said: "The council recognises it will have taken immense bravery and courage to come forward and tell us about the sexual, physical, racial and psychological abuse you experienced, particularly when you may have feared you would not be believed.

"We know you have spent many years living with the consequences of what happened to you and that these events have caused you great trauma and distress.

"On behalf of Lambeth council, we apologise unreservedly for our failure to protect you when we had the responsibility to do so.

"We know now that we let you down at a time when you most needed the council's help and support. We are very sorry it has taken so long for the council to acknowledge its past failings and we know this delay will have contributed to the suffering you have endured. Given what you have told us, we know that you were not able to speak out or stop the abuse."

The AYLESHAM CENTRE Peckham

Berkeley Homes is developing the vision for the future of the Aylesham Centre and would like to understand what Peckham means to you, and to hear your thoughts on the needs and priorities of the area to help us shape the early ideas for the site.

Our vision for the site is to create a thriving new quarter that knits with the diverse fabric of Peckham. Berkeley Homes is committed to taking a fresh approach to consultation and are keen to engage widely with stakeholders, residents, businesses, and other interested and affected parties to ensure all voices are heard.

Whether you are a local resident, work in the area or are a frequent visitor, we would welcome your ideas.

Please visit the project website to find out more, provide your feedback and sign up for updates about the consultation.

Berkeley
Designed for life

Visit **www.theayleshamcentre.community** by scanning this QR code.

Over the next few weeks, you may spot our team in and around the Aylesham Centre speaking with residents, businesses and visitors. Please come and say hello.

scan this QR code

Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. Should you require hard copy materials or translation, please contact us.

Email: **hello@theayleshamcentre.community**

Telephone: **0800 260 5965**



The Aylesham Centre in Peckham and, inset, a map of the area

People's views sought on shopping centre revamp

Berkeley Homes has just started public consultation on the redevelopment of The Aylesham Centre in Peckham and are asking residents, businesses, and visitors to contribute to the vision for the future of the site, which they plan to be a new destination for Peckham and a thriving new quarter in the heart of the Town Centre.

Chloe Young, Development Director at Berkeley Homes, said that they "are focused on working closely with residents, business and the wider Southwark community to develop a masterplan that knits in with the diverse fabric of Peckham, considering the site's setting, nearby historic buildings, and relationship to the wider area."

The Aylesham Centre has been identified by Southwark Council as an important opportunity site for redevelopment within the 'New Southwark Plan' – a planning policy document that shapes and directs growth across the borough.

Berkeley Homes is taking a fresh approach to community engagement and wants to design a new neighbourhood that meets the needs and aspirations of the local community in Peckham. To do this, they have launched several ways for the community to engage with the consultation, including:

A dedicated online consultation website at www.theayleshamcentre.community;

Regular events in Peckham including door-knocking and pop-up street stalls; and

A consultation hub within a rental unit at the Aylesham Centre that will launch by the end of February.

Appendix VIII - February 2022 South London Press second advert

Builder faked emails claiming flats windows were fireproof

BY TOBY PORTER
toby@slpmedia.co.uk

A builder has been fined £10,000 after he lied about installing fireproof windows in a South London tower block.

Valeriu Sandu, 49, told Southwark council three windows his company fitted at 45 Penton Place in Kennington could withstand fire for 90 minutes when they could not.

Sandu sent the local authority fake invoices saying the windows were 90-minute fire rated.

Suspicions were raised when a building control officer noticed the windows had air vents which could provide a path for smoke and fire.

After Southwark council refused to approve the windows, Sandu suggested filling the vents with intumescent fire sealant, which expands to seal gaps when exposed to heat.

He said he would contact the windows' manufacturer to check if this would be a suitable option.

Sandu went on to forward a second fake email to the council – this one claiming to be from the windows' manufacturer – confirming the sealant could be used to plug the air vent holes.

By this time council staff were suspicious about the original invoice and approached the window company themselves.

The window manufacturer confirmed that both emails were bogus and council officers referred the case to Southwark's trading standards team to investigate.



The flats in Penton Place

Sandu of Romford was sentenced to 12 months imprisonment, suspended for 15 months, at the Inner London Crown Court on January 11.

Judge Usha Karu took into account his early guilty plea in her sentencing and Sandu was ordered to pay £10,000 in costs and complete 70 hours' unpaid work.

The three bedroomed windows installed by Sandu's company, Valmic Properties Limited, were close to smoke vents serving communal areas and escape routes.

Normally they would need to have a minimum of 60 minutes fire resistance for approval, in line with building regulations.

Valmic Properties Limited later installed the correct windows at the property.

Councillor Darren Merrill, cabinet member for a safer, cleaner borough, said: "After the Lakanal House tragedy, Southwark vowed to stop at nothing to ensure all council homes are as safe as they can be from fire, and we expect the same standards from builders in the private sector.

"The horror of Grenfell reminded us once again of the importance of prioritising fire safety.

"In this context, it is incomprehensible that a builder would fail in his basic duties to keep people safe, and then lie and attempt to deceive the council about the safety of the building.

"I hope that our prosecution and court result serves as a stark warning to anyone seeking to put personal gain before the safety of others, by ignoring important fire safety regulations.

"I am pleased that, thanks to our building control and trading standards teams, Mr Sandu was punished for his crimes."



Cops find a cannabis factory after fire alert

A cannabis factory was discovered and shut down by police after reports of a fire.

Officers from the Met found a number of cannabis plants and nine catfish at the site in Plumstead.

The animals have now been placed with the RSPCA.

Officers made the discovery after reports of a fire on Saturday in Plumstead High Street at around 11.30am. They were called by the London Fire Brigade after they dealt with the blaze.

No arrests have yet been made and the Met Police says enquiries are ongoing.

The incident occured on Plumstead High Street, which the local council has been trying to revamp.



The rescued catfish

If you have a story to tell, email news@slpmedia.co.uk



Donation will see new mental heath centre

A new centre for young people will be created at a hospital thanks to a donation.

The gift comes as Chelsea and Westminster Hospital in Fulham Road, Chelsea and its charity CW+ battle to treat deteriorating mental health for young people and their families.

The Reuben Young People's Centre will be designed to help provide immediate specialist care to young people in mental health crisis.

The centre will be the largest of its kind in London combining – for the first time – mental and physical care in one dedicated environment for adolescents.

The new unit will be staffed by a multidisciplinary team of paediatricians, specialist nurses, psychologists, therapists, trained volunteers, counsellors, and youth workers to assess, transfer and treat young people requiring help quickly and seamlessly.

Currently, the treatment of a young person in mental health crisis draws a line between physical and mental health assessment.

It aims to tackle the increasing number of young people being repeatedly admitted to hospital.

The day service will provide outpatient clinical care, therapies, and family support for as long as is required to support long-term recovery.

It will be part of the Best For You programme launched by the NHS in November 2021, in response to the huge increase in numbers of young people experiencing declining mental health and mental health crisis.

Lesley Watts, chief executive of Chelsea and Westminster Hospital NHS Foundation Trust, said: "I would like to thank the Reuben Foundation for their generosity, which will transform how care is provided to young people requiring physical and mental health support.

"At Chelsea and Westminster, we strive to put the patient at the heart of everything we do. The new Reuben Young People's Centre will enable us to provide the very best care for young people from across our region.

"It will also help inform a new national standard of care for young people in an acute hospital setting and allow us to play a central role in addressing the growing national crisis in young people's mental health and wellbeing."

The AYLESHAM CENTRE Peckham

Berkeley Designed for life

Berkeley Homes is developing the vision for the future of The Aylesham Centre and would like to hear your thoughts on the needs and priorities of the area, to help us shape the early ideas for the site.



You may have spotted our team in and around The Aylesham Centre speaking with residents, businesses and visitors over the last few weeks.

We are pleased to announce that from 22 February we will be opening our **new consultation hub at Unit 15A of the Aylesham Centre.** It will be **open Tuesday's and Friday's 11am to 6pm** and periodic Saturday's. Please come and say hello.

Please visit the project website to find out more, provide your feedback and sign up for updates about the consultation.

Visit **www.theayleshamcentre.community** by scanning this QR code.

scan this QR code

Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. Should you require hard copy materials or translation, please contact us.

Email: **hello@theayleshamcentre.community**

Telephone: **0800 260 5965**

Appendix IX March 2022 Social media advert

Kanda
Published by Sabrina Francis · March 15 at 5:01 PM ·

Are you interested in the future of the Aylesham Centre?

Drop by the Berkeley Homes Consultation Hub or street stall to meet members of the project team on:

Saturday 19th March 2022, 11am-2pm, outside Morrisons, Peckham and in the Berkeley Homes Consultation Hub at Unit 15 A, The Aylesham Centre, Rye Ln, London SE15 5EW.

If you can't attend, please share your views via the Berkeley Homes feedback survey on their site. The closing date has been extended, so you now have until 21st March.

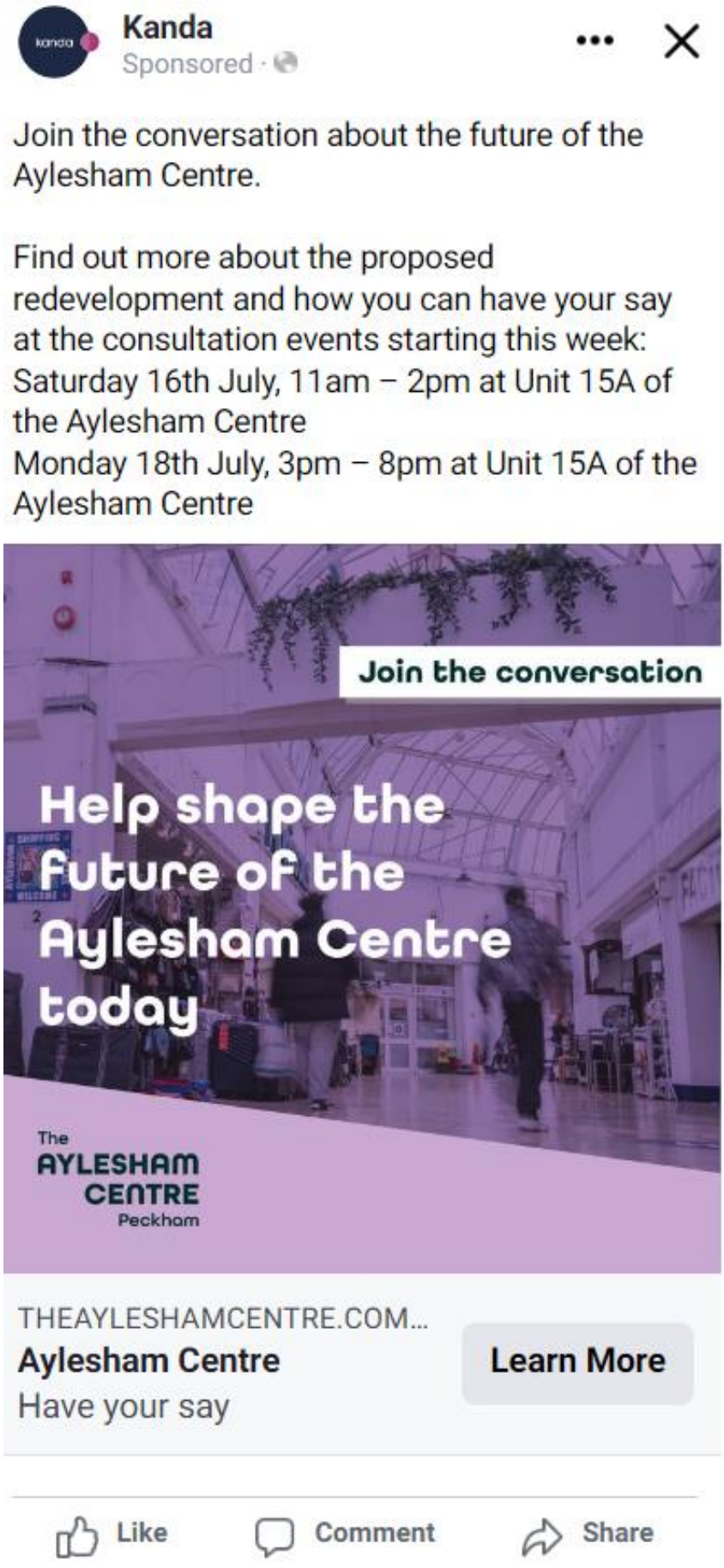


THEAYLESHAMCENTRE.COMMUNITY
The Aylesham Centre
Let us know what you think
Learn more

Appendix X - April 2022 Social media advert



Appendix XI - July 2022 First social media advert



Appendix XII July 2022 Stakeholder letter

The AYLESHAM CENTRE Peckham

[redacted]

[redacted]

11th July 2022

[redacted]

Launch of Phase 2 consultation for the redevelopment of the Aylesham Centre

I am writing to let you know about our next round of community engagement for the proposed redevelopment of the Aylesham Centre. To recap, we have been engaging with the community since February and the feedback so far has centred on priorities for Peckham and in particular the types of shops, leisure, and community facilities and the public spaces that people would like to see in the future development.

We are therefore focussing our next round of consultation around our development principles and possible design ideas for the public open spaces and the non-residential uses.

To maintain our rolling engagement with the community – and to obtain vital feedback for these masterplan principles – this round of consultation builds on the conversations and surveys to date. We will introduce the design and planning considerations for the masterplan to help inform the community and get residents involved in discussions about how these open spaces and ground floor non-residential uses could look, feel and function. We will also be presenting an update on the feedback received so far and how this has informed our progress to date.

During this round of consultation, we will continue to meet with key community groups and stakeholders, hold local door-knocking sessions, deliver school engagement activities and host pop-up events around the Aylesham Centre and drop-in sessions at our Consultation Hub (Unit 15A of the Aylesham Centre). We will also advertise the consultation on our website, social media and via our newsletter (attached), to give the wider community the opportunity to engage.

Further to this, we will also be hosting two public exhibitions at Units 12 & 15A of the Aylesham Centre on:

Saturday 16th July, 11am – 2pm

Monday 18th July, 3pm – 8pm

We are conscious of the need to avoid holding formal consultation events during the summer holidays to maximise engagement opportunities, and as such we plan to show our emerging proposals in the early autumn followed by progressed proposals in the winter, ahead of a formal planning application submission in early 2023. We are committed to engaging with the local community and would appreciate it if you could share details of upcoming events with your network.

E. hello@theayleshamcentre.community
T. 020 3900 3676
W. www.theayleshamcentre.community

Berkeley
Designed for life

The AYLESHAM CENTRE Peckham

We are keen to arrange a meeting with you to discuss our plans in more detail and hear your thoughts. Should this be of interest, please get in touch by emailing the team at hello@theayleshamcentre.community or calling us on 0800 260 5965.

Kind regards,



Mari Chisholm
Community Engagement Manager

E. hello@theayleshamcentre.community
T. 020 3900 3676
W. www.theayleshamcentre.community

Berkeley
Designed for life

Appendix XIII - July 2022 Consultation Flyer

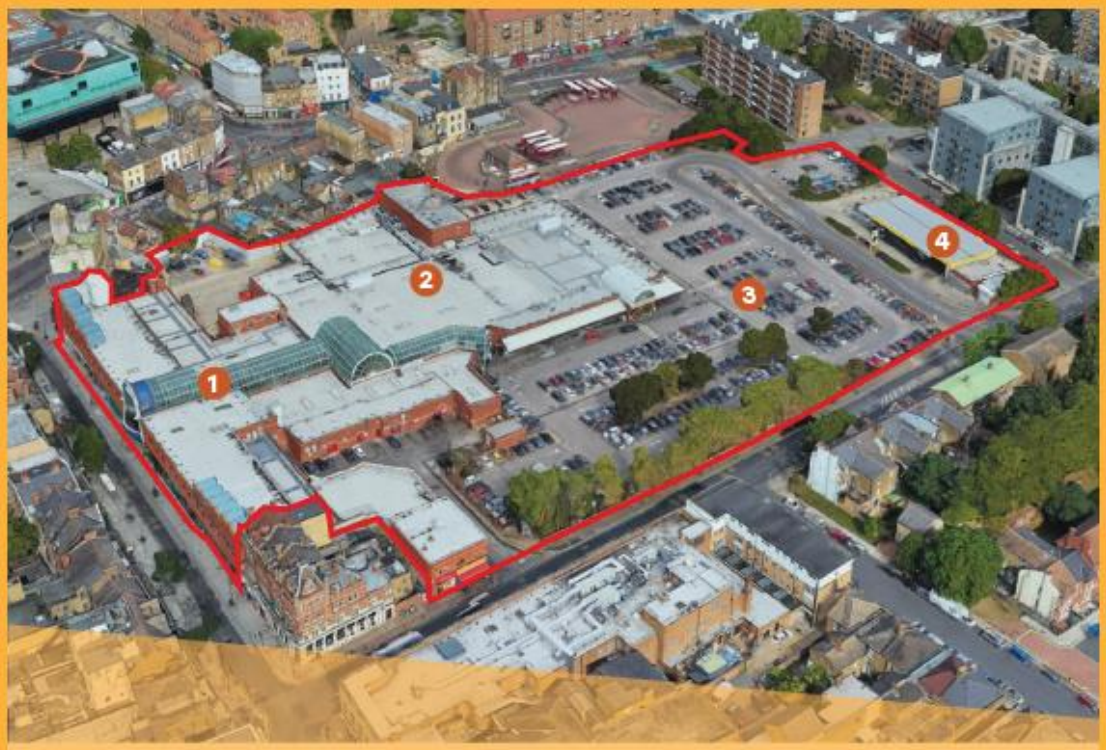


Welcome

Dear Neighbour,

In February, we launched the first stage of our consultation and asked 'What does Peckham mean to you?'. Thank you to everyone who engaged with us during this first round. We gathered your views through surveys, pop-up events, door knocking, community group meetings, school engagement activities and conversations with you in our dedicated Consultation Hub in the Aylesham Centre. You prioritised shops, public open spaces, hospitality and leisure facilities, and told us what you currently like about Peckham or would like to see changed to help inform the future redevelopment of the Aylesham Centre.

Your feedback to date has been invaluable, and for this round of consultation we want to define our development principles and get your views on the possible design ideas for the non-residential uses on the ground floor. We will review all feedback with our design team and use it to help shape our plans. Once an emerging masterplan is formed in the coming months, we will share this with you for your feedback too.



1. Aylesham Centre **2.** Morrisons supermarket **3.** Morrisons car park **4.** Petrol filling station

The Aylesham Centre

Join the conversation

Whether you did an online survey, read our website, chatted to us in the Consultation Hub or visited our pop-ups, your views are being used to shape our plans.

We are delighted to invite you to take part in our next round of consultation. We are holding two public exhibitions at the dates and times shown below where the design team will be in attendance to hear your views. Alternatively you can drop into the Hub on Tuesdays (1pm-5pm) and Fridays (9am-1pm) throughout July - we'd be grateful if you have time to share your views and join the conversation.

- **Saturday 16th July, 11am to 2pm - Units 12 and 15A, The Aylesham Centre**
- **Monday 18th July, 3pm to 8pm - Units 12 and 15A, The Aylesham Centre**

Visit the website or join our events to share your views on:

scan the QR code

OPPORTUNITIES AND CONSIDERATIONS MAP
Take a look at our opportunities and considerations for the existing site – have we missed anything? Use the map tool to share your views.

OUR DEVELOPMENT PRINCIPLES
We've created some guiding principles based on your feedback so far. Let us know what you think.

DESIGN IDEAS FOR THE PUBLIC OPEN SPACES
We understand that public spaces are really important to you, and now we want to know how you think they should look and feel.

DESIGN IDEAS FOR THE RETAIL, LEISURE AND HOSPITALITY USES
Let us know how you think the non-residential ground floor spaces could be used.

Should you or anyone you know need hard copy materials or translations, please get in touch with us directly.

Our engagement so far

Since February, we have been engaging with the community to develop the vision for the future of the Aylesham Centre. We have met with individuals, community groups, schools and community representatives to gather feedback on our plans so far. We have also been using a range of methods to find out what you think about the future of the Aylesham Centre, including:

- Launching our community website at **www.theayleshamcentre.community**
- Opening the Consultation Hub
  (Unit 15A of The Aylesham Centre on Tuesdays and Fridays)
- Holding pop-up sessions from February - May
- Door knocking around **250 homes**
- Sending a newsletter to **8,532 addresses**



Image showing our team chatting to passers-by in the Aylesham Centre

What you've told us so far

Previously, we asked 'What does Peckham mean to you?' to help us understand your priorities and received **279 survey responses.** When selecting your top three priorities for the redevelopment of the Aylesham Centre, the most popular answers were:

60% chose new landscaping and green spaces

56% chose improved shops

56% chose new hospitality and leisure spaces

40% chose affordable homes

40% chose public open spaces or squares

In the second survey, we focused on four of these five priorities and asked you for some more information about public green and open spaces, retail, and hospitality and leisure facilities.

When we asked you what you wanted from the new public open spaces, the most common answers were:

61% said open green or grass spaces

51% said outdoor areas to socialise

44% said spaces for events and markets

40% said spaces for nature and wildlife

30% said places to relax

You also told us that the future retail options should include:

- Independent retailers
- Clothing/fashion
- Well-known brands
- Restaurant/café
- Shops run by local people

You said your priorities for hospitality and leisure facilities were:

- Community facilities for local people
- Gym or leisure facilities
- Entertainment
- Independent restaurants
- Arts & culture

To read the full feedback report from our latest round of engagement, scan the QR code or visit the Archive section of our website.

scan the QR code

Our development principles

This is a large and important site for both Peckham and Southwark. Based on your feedback to date, we have prepared some development principles to help shape our masterplan and we want to know what you think:



Deliver **new, high-quality and affordable homes**



Replace the existing buildings with **new energy efficient and low carbon buildings**



Retain the Morrisons, keeping it open during construction and delivering a new and improved store



Provide **new and exciting public spaces**, which are green, safe, accessible and **encourage biodiversity**



Encourage an inclusive, vibrant and thriving ground floor, providing a variety of uses for all business sizes



Complement the **existing local retail offer** by anchoring Rye Lane as a destination



Respect the **local Conservation Area** and historic buildings



Relocate the Morrisons car park to the basement of the supermarket



Create **new pedestrian green links through the site** and new areas for play, socialising and community gatherings



Create **interesting buildings** reflecting Peckham's vibrant character

Next Steps

In addition to our consultation events, you are also very welcome to visit the team at the Hub – which remains open on Tuesdays, from 1pm – 5pm and Fridays, from 9am-1pm (and some Saturdays). We are committed to continuous engagement and will be holding further door-knocking sessions and pop-ups throughout July, so keep an eye out for us.

In the meantime, please get in touch using our contact details if you have any questions or comments, and fill out the response form if you would like a feedback form posted to you.

www.theayleshamcentre.community

hello@theayleshamcentre.community

0800 260 5965

Appendix XIV - July 2022 E-Newsletter

The AYLESHAM CENTRE Peckham

Join the conversation about the future of the Aylesham Centre

We hope you're keeping well.

We are delighted to invite you to take part in our next round of consultation. We are hosting a range of engagement events including two public exhibitions and want to hear your views. Join the conversation about the future of the Aylesham Centre on:

Saturday 16th July, 11am-2pm, Units 12 and 15A, the Aylesham Centre

Monday 18th July, 3pm-8pm, Units 12 and 15A, the Aylesham Centre

Or stop by the Consultation Hub (Unit 15A, the Aylesham Centre) throughout July to join the conversation – we're open Tuesdays (1pm-5pm) and Fridays (9am-1pm).

Based on your feedback to date, we have prepared some emerging development principles and possible design ideas for the non-residential uses on the ground floor and would like to get your views to help shape our plans.

We're really grateful to everyone who has taken the time to share views with us so far. We hope you will drop by during the coming weeks to join the conversation and encourage your friends and neighbours to stop by too.

We've published a new blog on the website providing an update on our plans for the next phase of our consultation activities for the redevelopment of the Aylesham Centre. We hope to see you at one of our events soon!

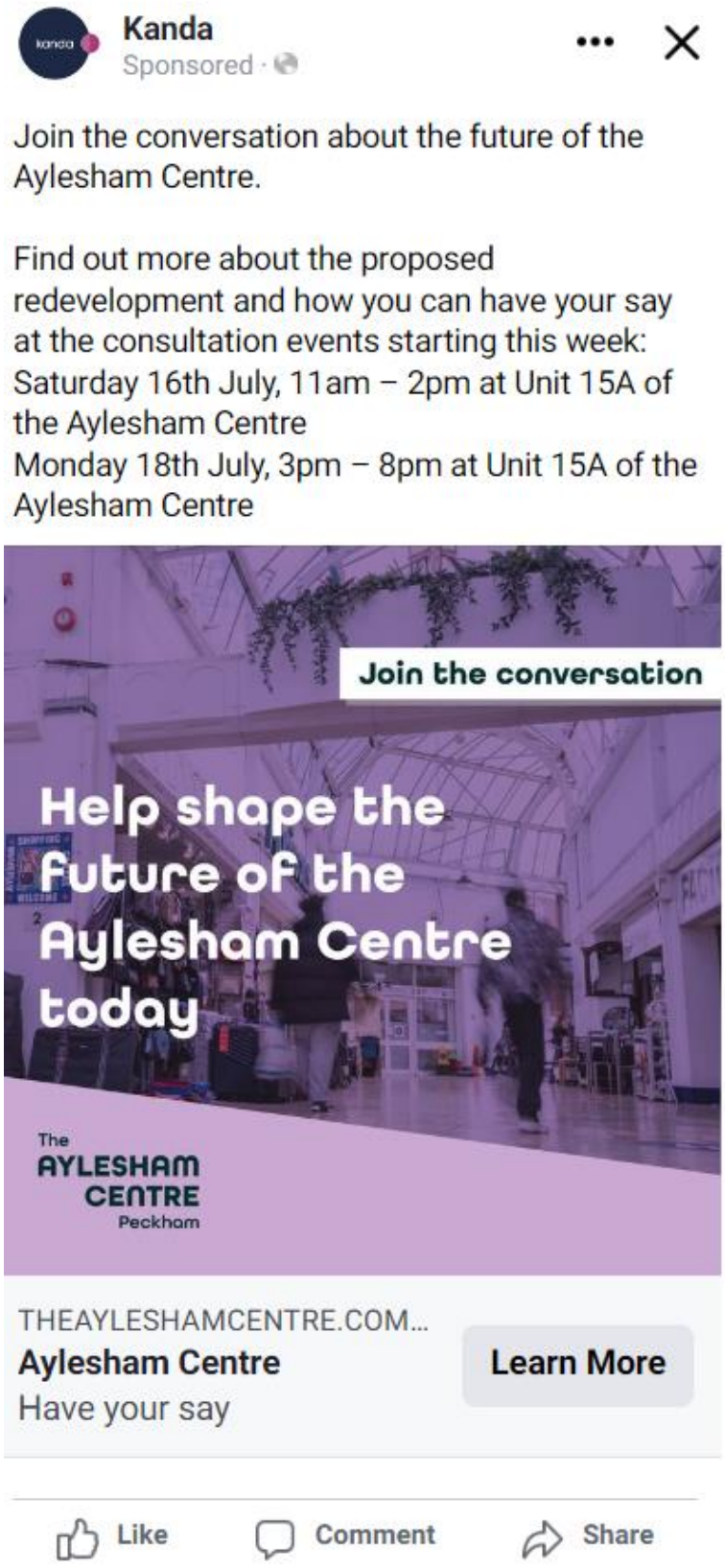
If you have any further comments or queries in the meantime, please don't hesitate to get in touch by emailing the team at hello@theayleshamcentre.community or calling us on 0800 260 5865.

Kind regards,

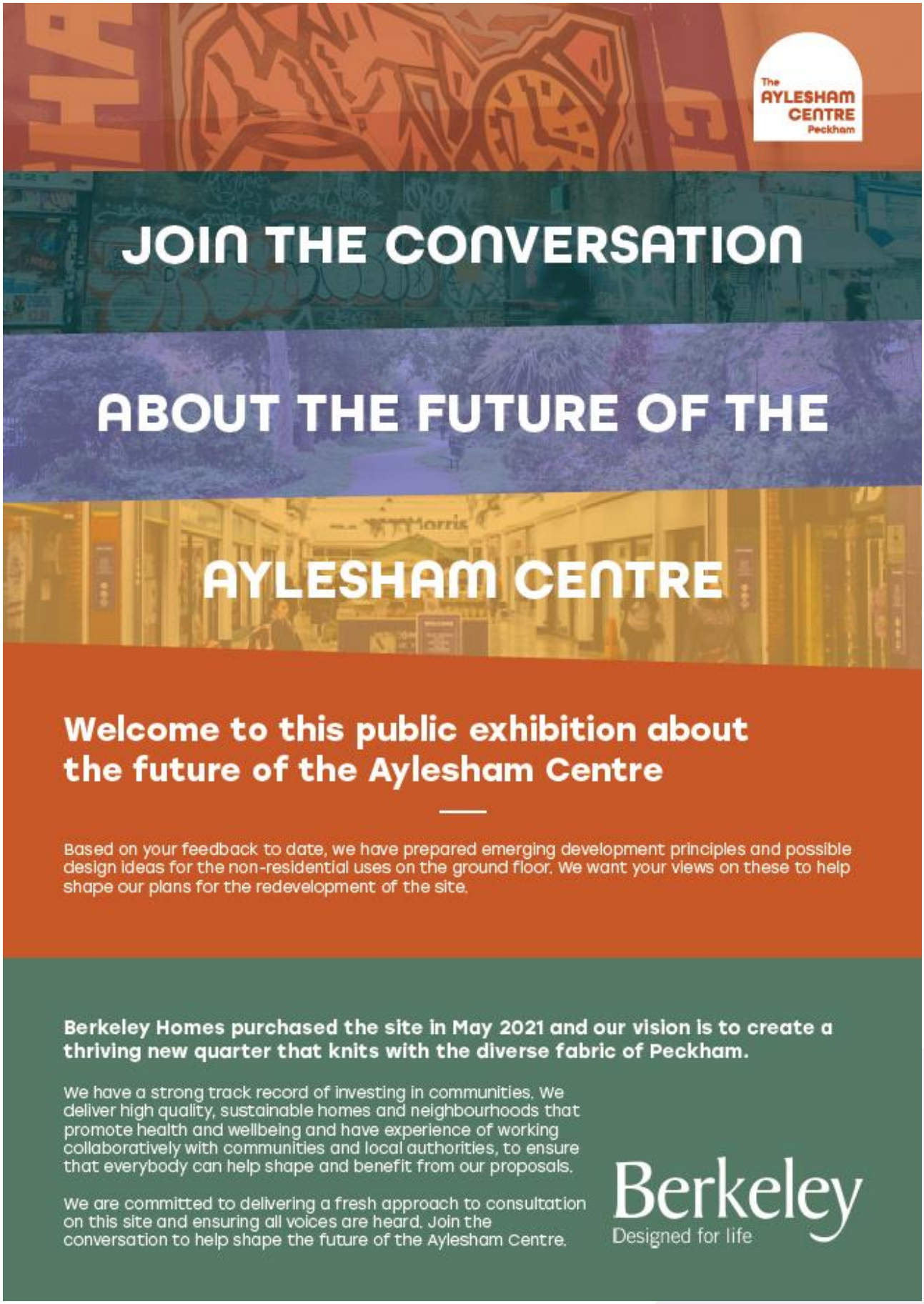
The Aylesham Centre Consultation Team



Appendix XV - July 2022 Second social media advert



Appendix XVI - Summer 2022 Exhibition Boards



INTRODUCTION

Our engagement methods to date

Since February, we have been engaging with the community to develop the vision for the future of the Aylesham Centre. We have met with individuals, local businesses, community groups, schools and community representatives to gather feedback on our plans so far. We have also been using a range of methods to find out what you think about the future of the Aylesham Centre, including:

- launching our community website at **www.theayleshamcentre.community**
- Opening the Consultation Hub (Unit 15A of The Aylesham Centre on Tuesdays and Fridays)
- Holding pop-up sessions from Feburary - May
- Door knocking around **250 homes**
- Sending a newsletter to **8,532 addresses**



Join the conversation

We have a number of feedback tools available so you can share your views.

OPPORTUNITIES AND CONSIDERATIONS MAP
Take a look at our opportunities and considerations for the existing site – have we missed anything? Use the map tool to share your views.

OUR DEVELOPMENT PRINCIPLES
We've created some guiding principles based on your feedback so far. Let us know what you think.

DESIGN IDEAS FOR THE PUBLIC OPEN SPACES
We understand that public spaces are really important to you, and now we want to know how you think they should look and feel.

DESIGN IDEAS FOR THE RETAIL, LEISURE AND HOSPITALITY USES
Let us know how you think the non-residential ground floor spaces could be used.

OUR SITE & THE NEW SOUTHWARK PLAN

A 'red line boundary' showing the application area is displayed below.

The Aylesham Centre is a late-1980s retail arcade and is currently made up of a large Morrisons supermarket, petrol filling station, Morrisons car park and various retail units and mall carts. The bus stand does not form part of our site.

The New Southwark Plan

- The site has been allocated for redevelopment since 2014 in different versions of the Southwark Plan
- The New Southwark Plan was formally adopted in February 2022
- It sets out the Council's priorities and policies for development in the Borough until 2036
- The New Southwark Plan includes a number of site allocations like ours to deliver the requirements of the London Plan
- The London Plan sets out how local authorities can achieve the housing numbers required in their boroughs
- Our allocation is the 'Aylesham Centre and Peckham Bus Station' (Ref: NSP74)

We are carefully considering the requirements and guidance set out in this Plan as we begin to develop our proposals.



Aerial view of our site boundary

OPPORTUNITIES & CONSIDERATIONS

The AYLESHAM CENTRE Peckham

Using the site allocation as our foundation, we have been reviewing what additional opportunities and considerations exist on the site to shape our future design.

Tell us if you think we have missed any opportunity or consideration using our mapping exercise board.

Considerations

- Our location within Peckham town centre
- Connectivity of the site, including access and the site's links to public transport
- Site neighbours – there are both residential and retail focused areas around us
- Local heritage, including the conservation area and historical buildings
- Environment and infrastructure, including the lack of green space and biodiversity on the site currently

Opportunities

- Deliver much needed new and affordable homes
- Improving pedestrian and cycling connectivity
- Providing more and better-quality open space and public squares
- Supporting a diverse mix of retail and commercial options
- Create a welcoming and inclusive development
- Integrate our site with its neighbouring streets and spaces to knit into the fabric of Peckham

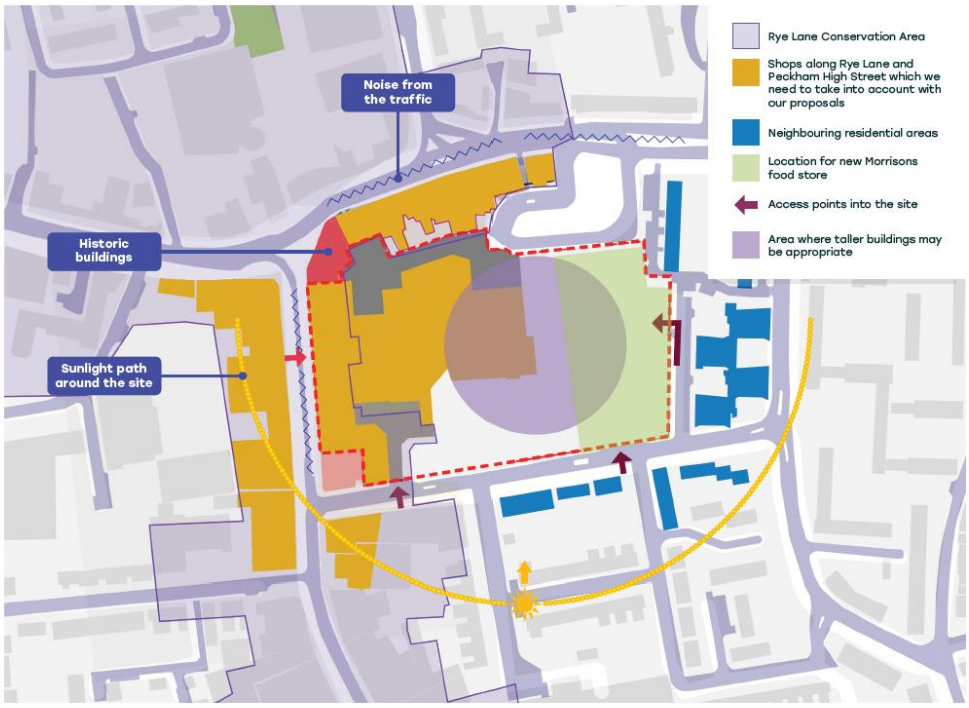


The Aylesham Centre Peckham
Public Exhibition

Summer 2022

OPPORTUNITIES & CONSIDERATIONS MAP

This site has a number of opportunities and considerations for redevelopment. Considerations are things we need to take on board which may impact the relationship between the site and the wider community. Do you agree?



SHARE YOUR VIEWS

POTENTIAL BUS ROUTE CHANGES AND IMPROVEMENTS TO RYE LANE

We understand that there have been discussions for a number of years about potential changes to bus routing in Peckham.

At present, northbound buses use Rye Lane to get to Peckham High Street, and southbound buses use Clayton Road and Hanover Park to arrive at the Rye Lane junction and travel south.

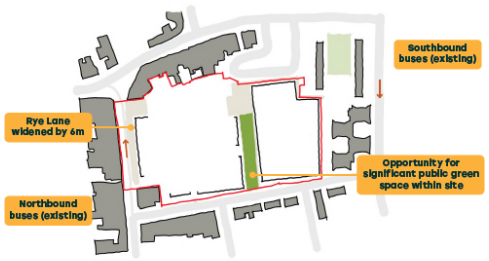
As locals, we would like to get your views on two potential bus routing options.

Option 1 would see improvements made to Rye Lane, keeping the routes as they currently are.

Option 2 would see southbound buses diverted from Clayton Road to a new route through our site.

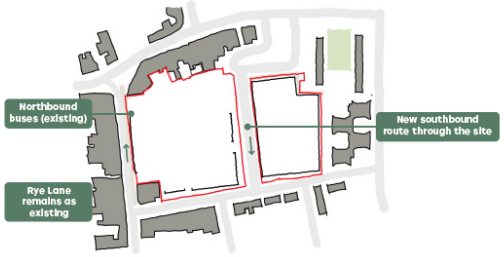
Below we have set out what each option could mean, and we want to hear your thoughts.

OPTION 1: Keep the existing bus routes and provide Rye Lane improvements



- We could widen our frontage along Rye Lane by 6m to create a building-to-building width of 21m (from 15m)
- Rye Lane becomes a safer multi-use road for pedestrians, cyclists and buses
- We would widen the cycle lane to make it a two-way, dedicated north and south bound cycle route
- There would be an opportunity to provide new public spaces along Rye Lane
- The pavement along Rye Lane could be widened, with new trees, lighting and landscaping incorporated
- The new buildings along Rye Lane could be set back to give prominence to the historic buildings
- Our site would be a pedestrian-focused environment, with public green spaces and pleasant walking routes
- The existing northbound and southbound bus routes would remain the same

OPTION 2: Divert southbound buses from Clayton Road to a new route within the masterplan



- Buses would travel south using a new route created through our site, instead of using Clayton Road
- The southbound bus route would replace the public open space on our site
- TfL would need to be forthcoming with changes to the bus stand to accommodate this option
- Rye Lane could not be widened in this option. The bus, pedestrian, cyclist and shopping environment on Rye Lane would remain as is
- Our site would become a bus-focused environment

SHARE YOUR VIEWS

DEVELOPMENT PRINCIPLES

The AYLESHAM CENTRE Peckham

This is a large and important site for both Peckham and Southwark. Based on your feedback to date we have prepared some development principles to help shape our masterplan and want to know what you think:

Deliver **new, high-quality and affordable homes**

Replace the existing buildings with **new energy efficient and low carbon buildings**

Retain the Morrisons, keeping it open during construction and delivering a new and improved store

Provide **new and exciting public spaces**, which are green, safe, accessible and **encourage biodiversity**

Encourage an inclusive, vibrant and thriving ground floor, providing a variety of uses for all business sizes

Complement the **existing local retail offer** by anchoring Rye Lane as a destination

Respect the **local Conservation Area** and historic buildings

Relocate the Morrisons car park to the basement of the supermarket

Create **new pedestrian green links through the site** and new areas for play, socialising and community gatherings

Create **interesting buildings** reflecting Peckham's vibrant character

Share your views on these by filling out our survey or speaking to a member of the team.





The Aylesham Centre Peckham
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ENGAGEMENT TO DATE – WHAT YOU'VE TOLD US SO FAR

Previously, we asked 'What does Peckham mean to you?' to help us understand your priorities and received **279 survey responses**. When selecting your top three priorities for the redevelopment of the Aylesham Centre, the most popular answers were:



60%

chose new landscaping and green spaces



56%

chose improved shops



56%

chose new hospitality and leisure spaces



40%

chose affordable homes



40%

chose public open spaces or squares

For the full results from this survey, see the next board.

In the second survey, we focused on four of these five priorities and asked you for some more information about public green and open spaces, retail, and hospitality and leisure facilities.

When we asked what you wanted from the new public open spaces, the most common answers were:



61%

said open green or grass spaces



51%

said outdoor areas to socialise



44%

said spaces for events and markets



40%

said spaces for nature and wildlife



30%

said places to relax

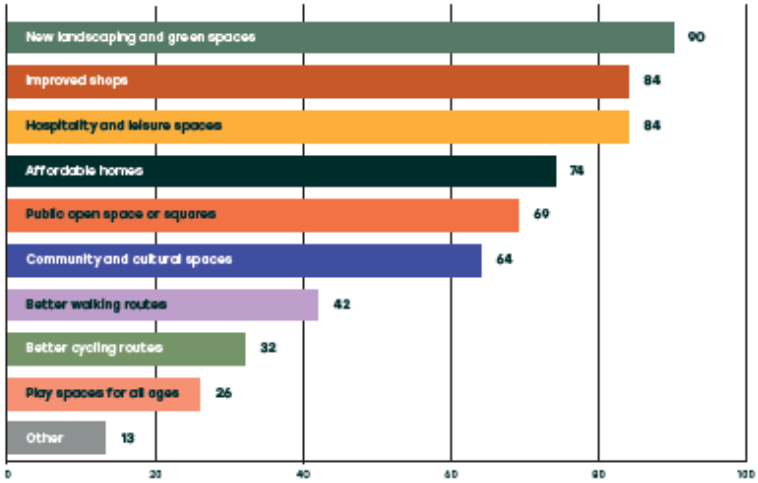
For the full results from this survey, see the next board.

This feedback has been used to shape the exercises we are asking for your help with today. We want to see what you think about the early design ideas for these ground floor non-residential uses **using our design activity**, before we prepare a masterplan for your feedback.

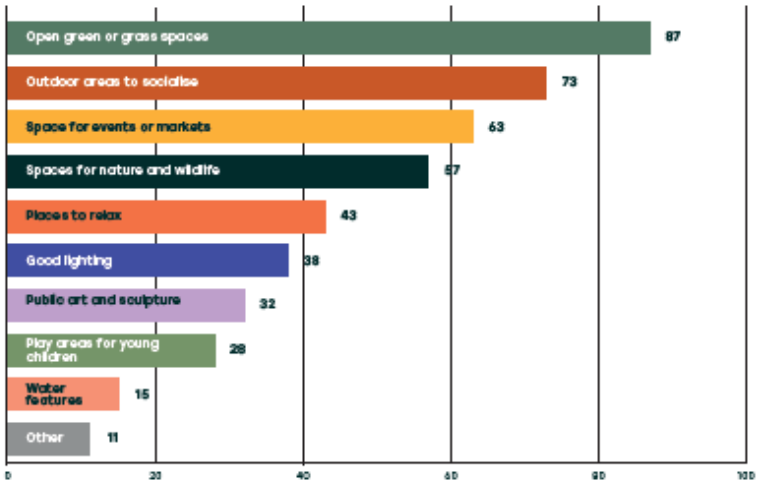
ENGAGEMENT TO DATE – WHAT YOU'VE TOLD US SO FAR

The Aylesham Centre Peckham

Full results of the first round survey, asking for your priorities for the redevelopment of the Aylesham Centre:



Full results of the second round survey on public spaces, which asked what you wanted to see included:



In our second round, you also told us that the future retail options should include:

- Independent retailers
- Clothing/fashion
- Well-known brands
- Restaurant/café
- Shops run by local people

You said your priorities for hospitality and leisure facilities in the second round were:

- Community facilities for local people
- Gym or leisure facilities
- Entertainment
- Independent restaurants
- Arts & culture

PUBLIC OPEN SPACE DESIGN EXERCISE

Which images look like the sort of public spaces you want to see? Vote for your favourite from each column.

GREEN OR GRASSY AREAS	SOCIAL OR COMMUNTIY-FOCUSED SPACES	PUBLIC SQUARES OR COURTYARDS	FEATURES AND FACILITIES
			
			
			
			

SHARE YOUR VIEWS

The Aylesham Centre Peckham
Public Exhibition

Summer 2022

COMMERCIAL USES DESIGN EXERCISE

Which images look like the sort of places you want to see when it comes to shopping, eating or drinking, and spending time here? Vote for your 5 favourite images, then tell us why.

















SHARE YOUR VIEWS

The Aylesham Centre Peckham
Public Exhibition

Summer 2022

THE TEAM

An experienced and carefully selected team are in the process of developing ideas for the future of the Aylesham Centre, led by Berkeley Homes as the developer and owner of the site.

Sheppard Robson – Lead Architect

Sheppard Robson is an ever-evolving collective of architects, interior designers and masterplanners. We work on a scale with a legacy of expertise to allow us to engage with society's most pressing challenges. With a robust methodology for testing ideas, we can fine-tune them without losing their pioneering spirit. We believe that buildings should be more than skin deep, and our work is guided by those that use them.

Fabrik – Landscape Architect

Fabrik is a multi-disciplinary landscape and environmental design practice. We are a firm of landscape architects, landscape planners, urban designers and arboriculturalists and we work to create sustainable landscapes in the caring, learning, living and working sectors. Our philosophy is to design places for people that allow a connection or a re-connection to/with nature.

Avison Young – Planning Consultant

Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people. We believe in creating positive impact wherever we go. Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry.

Trium – Environmental Consultant

Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK. Our Partners are leading specialists in environmental planning, with considerable experience of working on complex urban regeneration Environmental Impact Assessments (EIA) projects.

Arup – Transport Consultant

Arup provides design, engineering, architecture, planning, and advisory services across every aspect of the built environment. Our primary goal is to develop a truly sustainable built environment.

Kanda Consulting – Communications Consultant

Kanda specialises in working with community organisations, businesses, and residents to ensure they have the opportunity to offer meaningful, early input into local developments.

NEXT STEPS

Thank you for taking the time to view our materials. Your feedback on our early ideas is really important in helping to shape the developing proposals. Please use the activities available at our events and on our website to join the conversation about the future of the Aylesham Centre.

In addition to our events, you are also welcome to visit the team at the Hub – which remains open on Tuesdays, from 1pm – 5pm and Fridays, from 9am-1pm (and some Saturdays).

Should you or anyone you know need hard copy materials or translations, please get in touch with us directly.

www.theayleshamcentre.community

hello@theayleshamcentre.community

020 3900 3676

Unit 15A, The Aylesham Centre, Hanover Park, London SE15 5EW



Continuous engagement

- Consultation Hub open on-site
- Engagement website news and blogs
- Meetings with local groups and organisations
- Youth outreach
- Business outreach
- Newsletters and email-newsletters
- Social media and newspaper advertising

Timeline

Berkeley Homes acquires the Aylesham Centre site
May 2021

Sheppard Robson is appointed as Architect and Kanda is appointed as community engagement specialist
November 2021

Community engagement launch - understanding the local needs, aspirations and priorities
January 2022

Community Engagement Hub opening at Unit 15A of The Aylesham Centre
February 2022

Development principles and early design ideas for non-residential uses shared with the community for feedback
July 2022

Emerging proposals shared with the community for feedback
Autumn 2022

Detailed proposals shared with the community for feedback
Winter 2022

Target date for the submission of a planning application to Southwark Council
Early 2023

Appendix XVI - August 2022 Social media advert



Appendix XVII - November 2022 Consultation Flyer

November 2022 Newsletter

The AYLESHAM CENTRE Peckham

Emerging masterplan for the Aylesham Centre

Dear Neighbour,

This summer, we continued the conversation with the community about our vision for the proposed redevelopment of the Aylesham Centre. We asked you about our development principles and gathered your views on the possible design ideas for the non-residential uses and the ground floor. Thank you to everyone who's shared their views with us so far.

Your valuable feedback has helped shape our proposed masterplan, which we are keen to share with you through a series of consultation events. To find out more and share your feedback, visit our community website or come down and meet our team by attending our community events listed overleaf.

Our proposed masterplan is expected to provide:

- **10,500 sqm** of new shops, leisure & workspace
- **8,000 sqm** of new public open space
- A new Morrisons store
- **3** new public squares and a **90m** linear park
- **3,000 sqm** of new play space
- New and improved pedestrian routes across the site
- **1,050** high-quality new homes
- **£12m** in community funding for local infrastructure improvements
- **420** construction jobs
- **56** new apprenticeships
- **225** new construction jobs for local people
- **370 jobs** created from the new shops, leisure and workspace facilities
- Sustainable and energy efficient new buildings



1. Aylesham Centre
2. Morrisons supermarket
3. Morrisons car park
4. Petrol filling station

www.theayleshamcentre.community
hello@theayleshamcentre.community
0800 260 5965

Berkeley

Join the conversation

Our objectives for this consultation are:

- To share our proposed masterplan with you, including our design approach and how our plans relate to the surrounding areas
- To hear your views on the public open spaces, landscaping and proposed new routes
- To discuss the shops, leisure and community facilities with the community

Consultation events

All of our consultation events will be attended by the members of the design team working on the Aylesham Centre masterplan and will be held at Unit 12 (Bright House) in the Aylesham Centre.

WEDNESDAY 30TH NOVEMBER, 3.30PM - 7.30PM
Public exhibition event

SATURDAY 3RD DECEMBER, 11AM - 12.30PM
Interactive masterplan session led by architects Sheppard Robson – please contact us to register for this session

TUESDAY 6TH DECEMBER, 6PM - 7.30PM
Interactive masterplan session led by architects Sheppard Robson – please contact us to register for this session

SATURDAY 10TH DECEMBER, 11AM - 2PM
Public exhibition event

THURSDAY 5TH JANUARY, 6:30PM - 8PM
Online webinar – please contact us to register for this online session

SATURDAY 7TH JANUARY, 11AM - 2PM
Public exhibition event

Contact us

You can also visit our website at **www.theayleshamcentre.community** to share your views on our plans, and sign up for regular updates.

Should you or anyone you know need hard copy materials or translations, **please get in touch** with us directly.

www.theayleshamcentre.community **hello@theayleshamcentre.community** **0800 260 5965**

Appendix XVIII - November 2022 Stakeholder letter

The AYLESHAM CENTRE Peckham

[redacted]

23 November 2022

[redacted]

Community consultation on the proposed masterplan for the Aylesham Centre

I am writing to let you know that we have launched public consultation on the proposed masterplan for the Aylesham Centre, Peckham. This consultation builds on our engagement with the community over the summer – when we asked for feedback on our development principles and possible design ideas for non-residential uses and the ground floor.

The feedback we have received so far has helped shape our proposed masterplan, which provides:

- 10,500 sqm of new shops, leisure & workspace
- 8,000 sqm of new public open space
- A new Morrisons store – the same size as the existing one
- 3,000 sqm of new play space
- 3 new public squares and a 90m linear park
- New and improved pedestrian routes across the site
- 1,050 high-quality new homes

Our objectives for this round of consultation include, sharing the proposed masterplan including our approach to design and how it is informed by the local area, hearing views on the public open spaces and proposed new routes, and discussing the different types of uses to maintain Rye Lane as a vibrant and successful destination.

In line with our approach to date, we will continue to meet with key community groups and stakeholders, visit nearby homes, deliver school engagement activities and host pop-up events around the Aylesham Centre and drop-in sessions at our Consultation Hub. We will also advertise the consultation on our website, social media and via a newsletter, to give the wider community the opportunity to engage.

We will be hosting a series of consultation events – both online and in-person – over the coming weeks. Please refer to the appended newsletter for details.

After considering the feedback received from the community, we are planning to hold a further consultation next year setting out our detailed proposals for the site, before submitting a planning application to Southwark Council.

We would welcome the opportunity to meet you to discuss our plans in more detail and hear your thoughts.

Kind regards,

Jacob Dunn

Jacob Dunn
Senior Development Manager, Berkeley

E. hello@theayleshamcentre.community
T. 020 3900 3676
W. www.theayleshamcentre.community

Berkeley
Designed for life

Appendix XXVII - November 2022 E-Newsletter

The AYLESHAM CENTRE Peckham

Join the conversation about the proposed masterplan for the Aylesham Centre!

We hope you're keeping well.

This summer, we continued the conversation with the community about our vision for the future of the Aylesham Centre. We asked you about our development principles and gathered your views on the possible design ideas for the non-residential uses and the ground floor. Thank you to everyone who's shared their views with us so far.

Your valuable feedback has helped shape our preferred masterplan, which we are keen to share with you through a series of **consultation events**.

Our **objectives** for this consultation are:

- To share our preferred masterplan with you
- To hear your views on the public open spaces, landscaping and proposed new routes
- To discuss the shops, leisure and community facilities with the community

To join the conversation, find out more and share your feedback, come and **meet our team** at one of the following sessions:

- **WEDNESDAY 30TH NOVEMBER, 3.30PM - 7.30PM: Public consultation event** at Bright House in the Aylesham Centre (Unit 12)
- **SATURDAY 3RD DECEMBER, 11AM - 12:30PM: Masterplan presentation** at Bright House, led by architects Sheppard Robson - please contact us to register for this session
- **TUESDAY 6TH DECEMBER, 6PM - 7.30PM: Masterplan presentation** at Bright House, led by architects Sheppard Robson – please contact us to register for this session
- **SATURDAY 10TH DECEMBER, 11AM - 2PM: Public consultation event** at Bright House in the Aylesham Centre (Unit 12)
- **THURSDAY 5TH JANUARY, 6:30PM - 8PM: Online webinar** – please contact us to register for this online session
- **SATURDAY 7TH JANUARY, 11AM – 2PM: Public consultation event** at Bright House in the Aylesham Centre (Unit 12)

If you cannot attend one of our events, you can view our exhibition materials on our website and join the conversation by completing our online survey. Furthermore, our team has recorded a short presentation talking through the boards that we will be sharing at these upcoming consultation events.

Should you or anyone you know need hard copy materials or translations, please get in touch with us directly.

In the meantime, please get in touch with us via the contact details below if you have any questions or comments or should you wish to register for the masterplan presentation events or our online webinar, please don't hesitate to get in touch by emailing the team at hello@theayleshamcentre.community or calling us on 0800 260 5965. We hope to see you at one of our events soon!

Kind regards,

The Aylesham Centre Consultation Team



1. Aylesham Centre
2. Morrisons supermarket
3. Morrisons car park
4. Petrol filling station
5. Aylesham Centre servicing road and loading bays

Preferences | Unsubscribe

Welcome to the autumn 2022 exhibition on our proposed masterplan for the redevelopment of the Aylesham Centre.

The AYLESHAM CENTRE Peckham

This summer, we asked you about our development principles and gathered your views on the possible design ideas for the non-residential uses on the ground floor, building on what you told us your priorities for the redevelopment were during the spring.

Your feedback to date has informed the proposed masterplan which we are presenting today. We have also worked with the Council, the Greater London Authority, TfL and other stakeholders to refine this masterplan.

Our objectives for this consultation are to:



Share our proposed masterplan for the Aylesham Centre

We want to **help the community understand** why we have prepared this masterplan, including our design approach and how our plans relate to the surrounding areas, and hear what you think.

Hear your views on the public open spaces, landscaping and routes proposed in the masterplan

The **'look and feel'** of these areas has been shaped by what you've told us to date, but we want to know if you think they are right for Peckham.





Discuss the non-residential uses with the community

- **What do you think** of our commercial strategy, and the different uses we've proposed?
- Our vision is to make Rye Lane a **retail destination** and **vibrant, successful place**. Do you agree?

Your feedback will help us to further develop our proposals, as we work towards submitting a planning application to the Council next year.

HAVE YOUR SAY

Berkeley
Designed for life

Join the conversation about the future of the Aylesham Centre by filling out a feedback form at one of our events or by visiting our website.

OUR DEVELOPMENT PRINCIPLES

Berkeley Homes purchased the Aylesham Centre site in May 2021. Since appointing our design team, we have been working hard to engage all key stakeholders including residents, businesses, community groups and other interested parties, as we've developed our plans for the site.

In the summer, we shared a set of development principles with you – and nearly 60% of respondents agreed or strongly agreed with them. We have used these principles to create our vision for the Aylesham Centre.



Encouraging an inclusive, vibrant and thriving ground floor, providing a variety of uses for all business sizes



Providing a new and improved Morrisons store, keeping the existing store open during construction



Making **significant upgrades to Rye Lane**, creating **safer and more enjoyable** pedestrian and cycling routes



Creating **new pedestrian green links through the site** and new areas for play, socialising and community gatherings



Creating **new energy efficient and low carbon buildings**



Delivering **new, high-quality and affordable homes**



Creating a **new linear park** for the **community to enjoy**



Creating **new routes** through the site from Peckham Square and Peckham Rye Station, **improving connectivity to Peckham Town Centre**



Providing **new areas for play**, socialising and community gatherings



Creating a new quarter to anchor **Rye Lane as a destination**

Our design team

SHEPPARD ROBSON

Feix&Merlin

DOWEN FARMER ARCHITECTS

AVISON YOUNG

ARUP

fabrik

kanda

Morrisons

ENGAGEMENT

Throughout 2022, we have been engaging with the community to develop the vision for the future of the Aylesham Centre. We have met with individuals, local businesses, community groups, schools and community representatives to gather feedback on our ideas so far. We have used a range of methods to find out what you think about the future of the Aylesham Centre, including:

- Launching our community website at **www.theayleshamcentre.community**
- Opening the **Consultation Hub** (Unit 15A of The Aylesham Centre, open on Tuesdays and Fridays)
- Holding pop-up and drop-in sessions from **February – August 2022**
- Holding 6 consultation events from **February - July 2022**
- Door knocking of approx. **500 homes**
- Sending newsletters to **12,798** addresses
- Exploring collaborative volunteering options with **Community Southwark**
- Working with Tree Shepherd to support **independent retailers** and the Peckham Business Forum
- Supporting community events such as Southwark South Design District with **PemPeople**
- Taking pupils from **Cherry Garden Primary School** to Woodberry Down in Hackney for a sensory site visit
- Supporting the **Peckham Festival** as the Sustainability Partner
- Working with pupils at **Harris Academy** Peckham to gather young people's views



Our consultation team volunteering in Peckham and engaging with the community

Join the conversation

Once you have reviewed our plans, please take a moment to share your thoughts with us. You can do this either by filling out a feedback form at one of our events or completing a survey on our website by scanning the QR code. You can also get in touch with our engagement team with any questions or comments by using the details below.

www.theayleshamcentre.community
hello@theayleshamcentre.community
0800 260 5965

SCAN ME

The Aylesham Centre Peckham
Public Exhibition

Autumn 2022

OUR SITE & THE NEW SOUTHWARK PLAN

A 'red line boundary' showing the application area is displayed below.

The Aylesham Centre is a late-1980s retail arcade and is currently made up of a large Morrisons supermarket, petrol filling station, Morrisons car park and various retail units and mall carts. The bus stand does not form part of our site.

The New Southwark Plan

- The site has been allocated for redevelopment since 2014 in different versions of the Southwark Plan
- The New Southwark Plan was formally adopted in February 2022
- It sets out the Council's priorities and policies for development in the Borough until 2036
- The New Southwark Plan includes a number of site allocations like ours to deliver the requirements of the London Plan
- The London Plan sets out how local authorities can achieve the housing numbers required in their boroughs
- Our allocation is the 'Aylesham Centre and Peckham Bus Station' (Ref: NSP74)

We are carefully considering the requirements and guidance set out in this Plan as we begin to develop our proposals.



Aerial view of our site boundary

PROPOSED MASTERPLAN

The AYLESHAM CENTRE Peckham

Using your feedback so far, we have prepared a proposed masterplan for the redevelopment of the Aylesham Centre. This plan takes into account feedback from the community, the Council, the Greater London Authority and other stakeholders, as well as the requirements set out in the New Southwark Plan.

Our vision for the Aylesham Centre is to create a thriving new quarter which complements Peckham's vibrant town centre. By delivering a new neighbourhood and destination for Peckham, we want to provide a range of public benefits including public open spaces, shopping, jobs, workspace, community and leisure facilities, a new Morrisons store and high-quality new and affordable homes.

Our proposed masterplan is expected to deliver:



10,500 sqm of new shops, leisure spaces and workspaces (the same amount of space as is there at the moment)



A new Morrisons supermarket approx. the same size as the current one (5,000sqm)



8,000 sqm of new public realm, including a **90m linear park**



3,000 sqm of new playspace for all age groups



3 new public squares



A new **multi-level** 4 storey commercial building



New and improved **pedestrian routes** across the site and connecting with the surrounding area



Energy efficient homes and commercial units



1,050 new, high quality and affordable homes



£12m in financial contributions (via CIL) to improve local infrastructure



New homes from 1-bed to 3-beds, made up of a range of tenures, including social rent, affordable intermediate housing and for sale



All homes will be designed to meet national space standards, have their **own balconies**, and meet energy efficiency standards



Up to **420** daily construction jobs



56 new apprenticeships



225 new construction jobs for local people



370 full-time equivalent jobs from the shops, leisure and hospitality facilities

The Aylesham Centre Peckham
Public Exhibition

Autumn 2022

ROUTES THROUGH THE SITE

A key part of the masterplan is to provide new routes through our site to the new Morrisons, the bus stand, and beyond to wider Peckham.

Our site presents an opportunity to connect with the existing routes, as well as creating new and improved routes with seating and landscaping to offer pleasant places to sit and rest while shopping.

The routes will be well-lit with street lighting throughout the site to provide safe travel at night and during the day.

While our masterplan is pedestrian-led, there are provisions for cyclists on Rye Lane and there will be cycle storage provided as well.



Indicative sketch showing the main routes through our proposed masterplan

Rye Lane

During our consultation in the summer, we asked you whether you wanted to see the bus route diverted through our site or to keep the bus routes as they are and see our masterplan feature a linear park with a widened Rye Lane.

100% of respondents said they would prefer to see buildings set back on Rye Lane to widen the road and provide a better shopping experience, while also allowing us to provide more green spaces on our site. Our plans would:

- Widen Rye Lane by 6m from existing building line
- Increase the width of Rye Lane from 15m to 21m
- Open up the street at the top end as a gateway into the Aylesham Centre site, with a new public area
- Widen the cycle lane to make it two-way, creating more space for shoppers and cyclists
- Add trees and planting, along with improved street lighting
- Widen the pavement on the east side of Rye Lane in front of the shops, to improve the shopping experience



Indicative sketch of what Rye Lane could look like as part of our masterplan

RYE LANE IMPROVEMENTS



Indicative sketch of what Rye Lane could look like as part of our masterplan

PUBLIC SPACES AND LINEAR PARK

You have told us how important it is to prioritise public open spaces and green areas in the masterplan.

This summer, you told us the sorts of things you liked the look and feel of to help inform our early design ideas for these public spaces – the images that you picked as your preferred 'look and feel' are included below. All of these areas include considered lighting strategies, to ensure these spaces feel safe and welcoming.

You said:

- Anti-social behaviour is an issue, and street lighting should be increased in the area
- The relationship between cyclists and pedestrians needs improving
- There is a lack of green spaces in the local area
- We need places to sit, gather and socialise



STREETS AND SQUARES

Landscaping and playspace
Our site will feature extensive landscaping and 3,000sqm of playspace.



RESIDENTIAL PODIUMS



Central courtyard
Between the retail and residential areas, our masterplan features a central courtyard. Positioned away from the natural east-west and north-south routes, this will be a quieter place for the community to come together, around a central focal point.

GARDEN COURT

Linear park
As a result of the plan to widen Rye Lane, we propose to create a new linear park of around 90m through the site. This will provide an important space for the community to gather, play and relax as part of the redevelopment of the Aylesham Centre. The below image shows how the linear park could look.

LINEAR PARK

PUBLIC SPACES AND NEW RETAIL STREET



Indicative sketch of what the new public open space on Rye Lane could look like

GROUND FLOOR USES

This ground floor plan shows how we think the split between the different types of uses could look, based on your feedback to date.

In line with the New Southwark Plan, we will need to provide approximately the same amount of retail floorspace as there is on-site at the moment and are currently proposing the following:

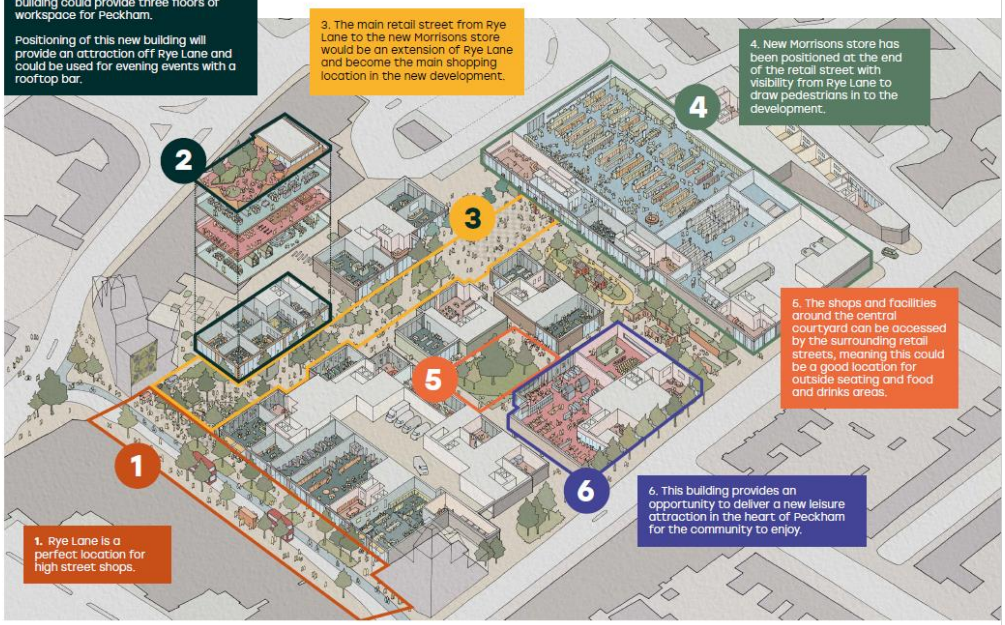
- **New Morrisons store: 4460 sqm**
- **Shops & places to eat or drink: Approx 3000 sqm**
- **Leisure: Approx 1000 sqm**
- **Workspace: Approx 2000 sqm**

You said:

Our priorities for the shops in the new development include:
- Independent retailers
- Clothing/fashion
- Well-known brands
- Restaurant/café
- Shops run by local people

The leisure and hospitality facilities we want to see are:
- Community facilities for local people
- Gym or leisure facilities
- Entertainment
- Independent restaurants
- Arts & culture

Our commercial study found that:



OUR DESIGN APPROACH

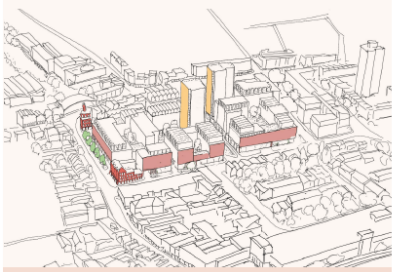
We want to make sure our proposed masterplan can provide the benefits of the new development that the community and the Council expect.

This includes delivering the public open spaces, improving Rye Lane, and maximising the retail, leisure and hospitality offer that you have told us is important for the success of the redevelopment. We also want to make sure that we provide high quality new homes and maximise the opportunities to provide affordable housing as well.

Considerations when deciding height

The below sets out how we worked out where taller buildings may be appropriate in the masterplan.

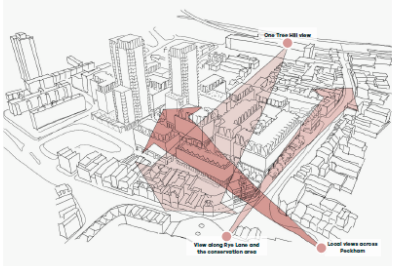
1. Relationships to neighbouring buildings and the conservation area



Our buildings need to be considerate and appropriate in relation to the surrounding buildings, particularly those in the conservation area.

- Our development should form a considerate backdrop to the historic buildings
- We need to respect the local area and the range of buildings around our site
- We want to respect the light to neighbouring buildings

2. Views from the local area



There are a number of local views from around Peckham that need to be taken into consideration as we prepare our plans.

- One Tree Hill is a local view towards St Paul's Cathedral that passes over the west side of our site
- We should position new buildings by taking into account how they will be seen alongside existing buildings and from existing streets
- New buildings should vary in height according to the existing area

3. Tall building strategy



Taller buildings allow us to provide more public spaces on the ground floor and improve the quality of the proposed homes.

- Tall buildings should be positioned to avoid impacts on key views and local heritage
- Buildings should vary in height to provide different views from different areas
- We want these buildings to act as markers within the site and signal the town centre

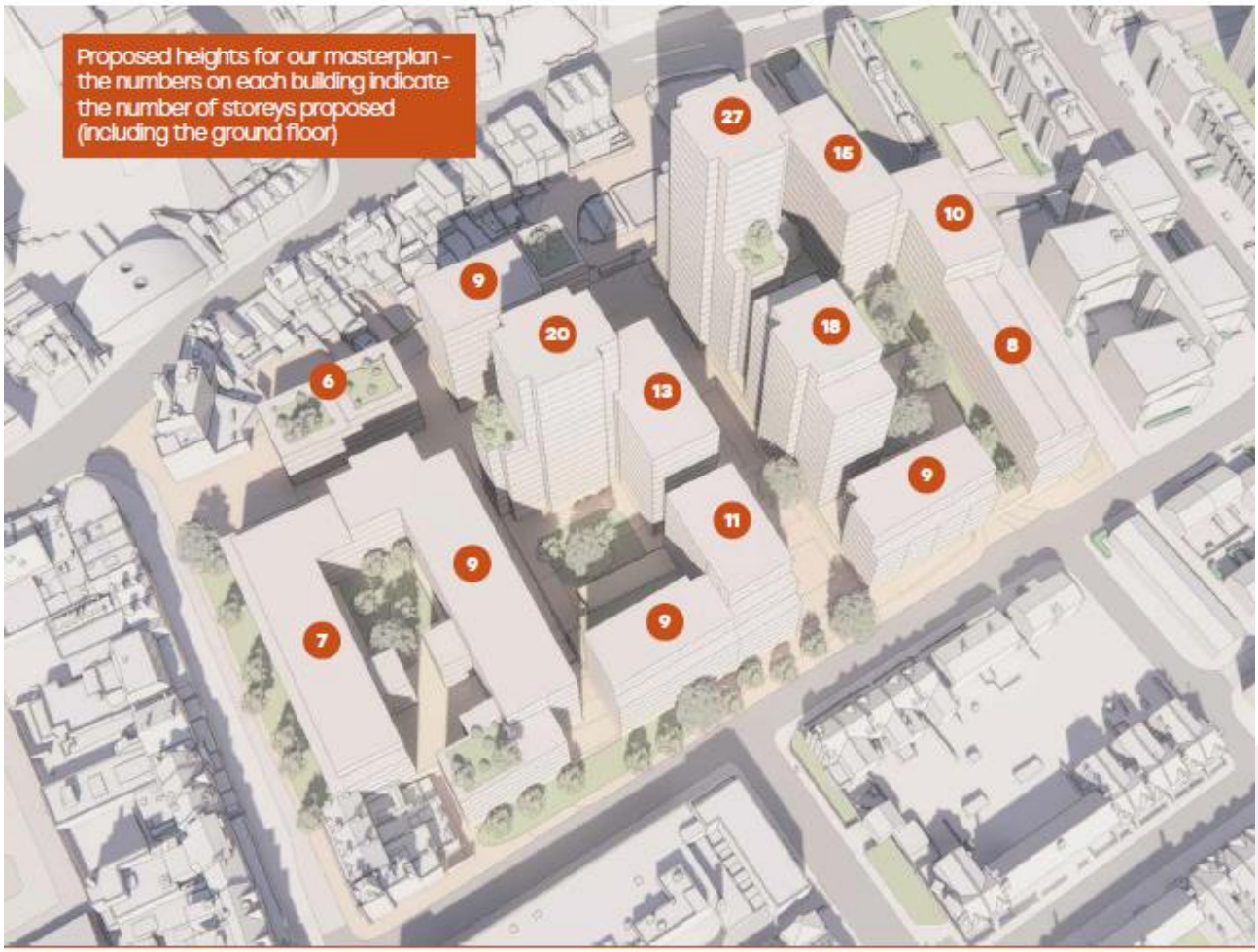
OUR DESIGN APPROACH

The AYLESHAM CENTRE Peckham

After testing all of the above options and taking the different factors into account, we arrived at the height and massing presented as part of our preferred masterplan. This provides:

- Lower buildings around the edges of our site to respect the local area
- Two taller buildings to act as markers for the town centre
- Taller buildings to the north-east of the site away from the conservation area, historic buildings and key views
- Variation in height to ensure all homes and public spaces receive a good level of daylight

The proposed heights reflect the considerations we have outlined, as well as engagement with the community, LB Southwark and the GLA. We are keen to hear what you think as we develop more detailed plans.



The Aylesham Centre Peckham
Public Exhibition

Autumn 2022

PHASING

Construction phasing

The below sets out how the redevelopment of the Aylesham Centre would take place, if approved. This phasing plan is the best way to ensure that Morrisons is kept open and provides a continued source of store car parking throughout the construction as well.

Phase 1: 2024 - 2028

The new Morrisons store will be built on the site of the petrol station and existing car park, while the existing Morrisons remains open with a reduced car park.

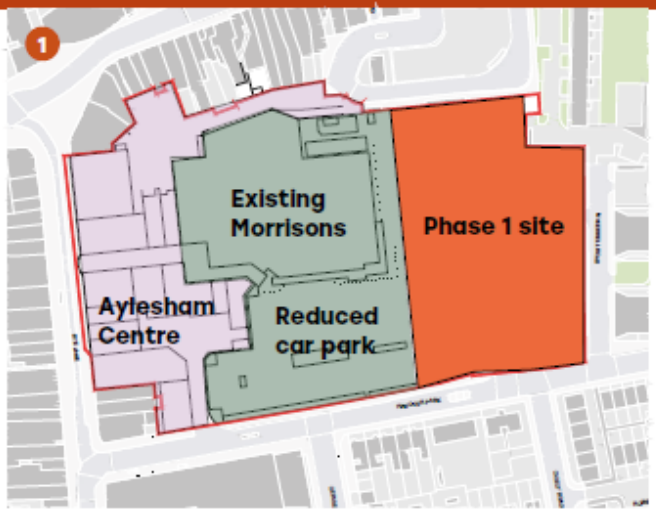
Phase 2: 2027 - 2032

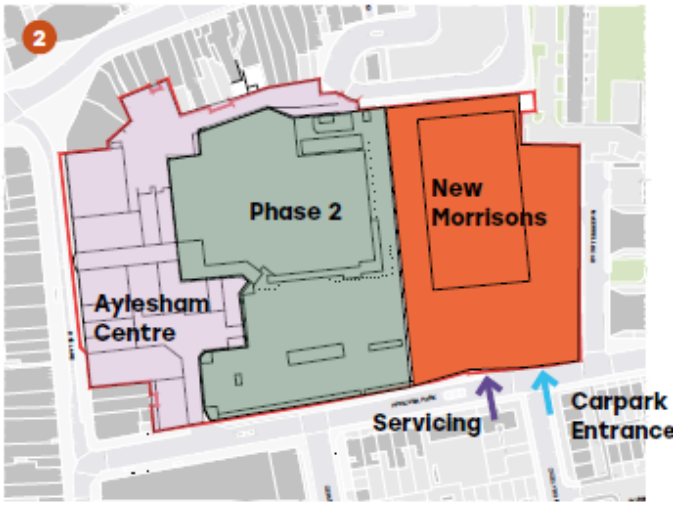
With the new Morrisons open, with a basement car park for shoppers, work will begin to redevelop the middle portion of the site. Shop owners and the community will still be able to access and use the Aylesham Centre.

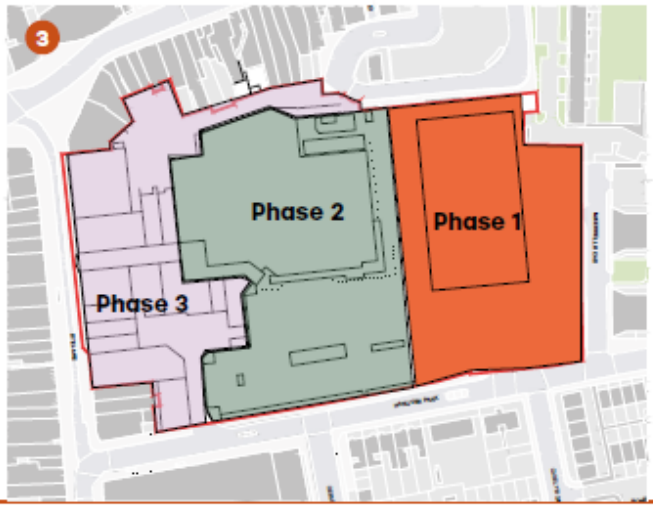
Phase 3: 2030 - 2033

Once the middle section of the site is completed, we will then redevelop the Aylesham Shopping Centre itself and carry out any work along Rye Lane.

Note: Timescales are indicative and may be subject to change.

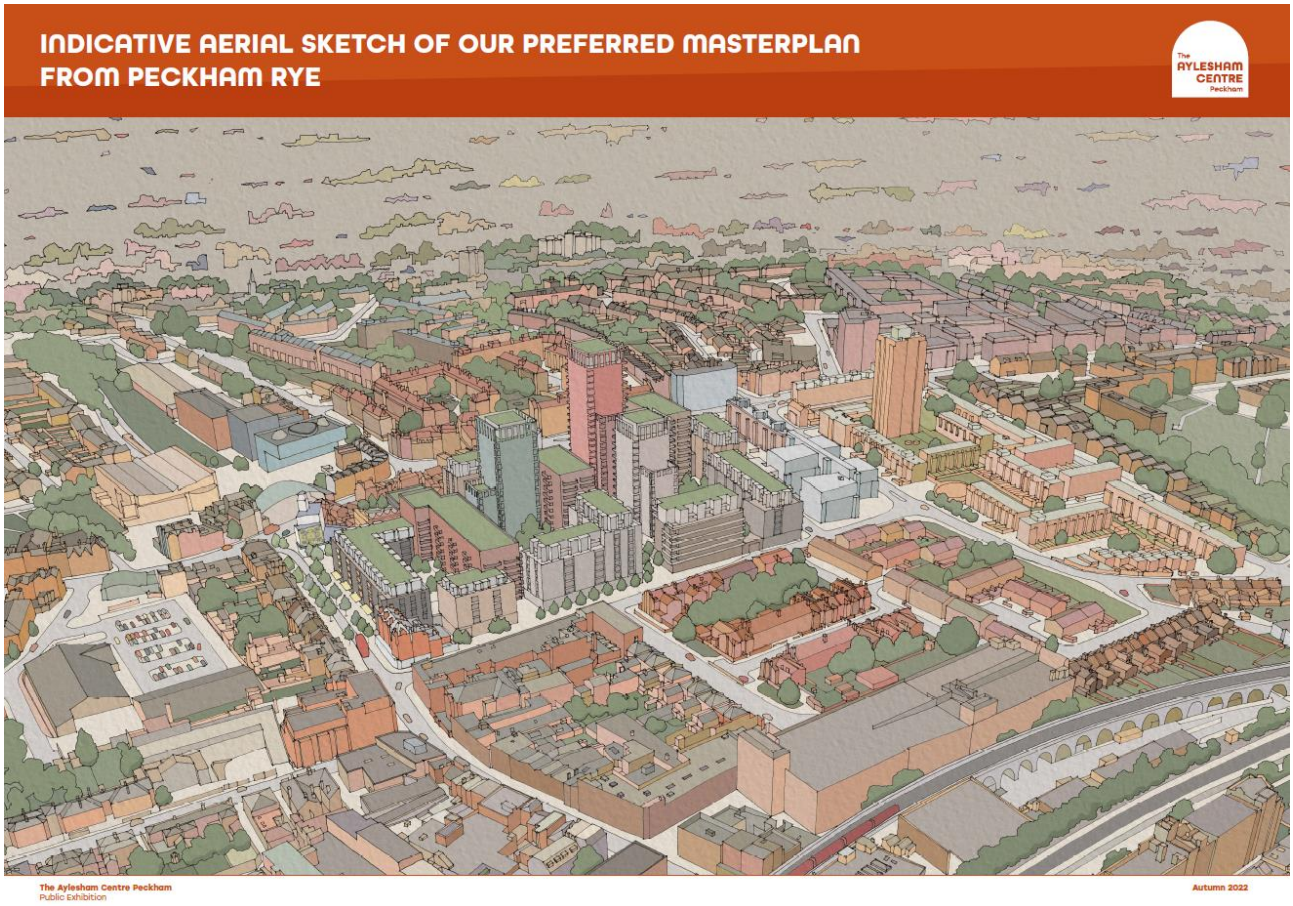






The Aylesham Centre Peckham
Public Exhibition

Autumn 2022


INDICATIVE AERIAL SKETCH OF OUR PREFERRED MASTERPLAN
FROM PECKHAM RYE
The AYLESHAM CENTRE Peckham
The Aylesham Centre Peckham
Public Exhibition
Autumn 2022

NEXT STEPS

Thank you for taking the time to view our materials.

Your feedback on the proposed masterplan is really important as we continue to develop our proposals. Please join the conversation about the future of the Aylesham Centre by completing a survey on our website and by taking part in the various activities at our events.

Once we have considered the latest feedback from the community, we are hoping to share an updated masterplan early next year.

SCAN ME

Timeline

- Community engagement launch - understanding the local needs, aspirations and priorities
  January 2022
- Community Engagement Hub opening at Unit 15A of The Aylesham Centre
  February 2022
- Development principles and early design ideas for non-residential uses shared with the community for feedback
  July 2022
- Emerging proposals shared with the community for feedback
  Autumn 2022
- Detailed proposals shared with the community for feedback
  Early 2023
- Target date for the submission of a planning application
  Spring 2023
- Anticipated decision from Southwark Council
  Late 2023
- Construction work starts
  2024
- First residents move in
  2028
- Development completed
  2033

Contact us

You are welcome to visit the team at the Hub – which remains open on Tuesdays (1pm – 6pm); Fridays (9am – 1pm) and some Saturdays (advertised in advance on our website).

If you or anyone you know need hard copy materials or translations, please get in touch with us directly.

www.theayleshamcentre.community

hello@theayleshamcentre.community

020 3900 3676

Unit 15A, The Aylesham Centre, Hanover Park, London SE15 5EW

Appendix XX - January 2023 Consultation flyer

Emerging masterplan for the Aylesham Centre

The AYLESHAM CENTRE Peckham

Dear Neighbour,

Last summer, we continued the conversation with the community about our vision for the proposed redevelopment of the Aylesham Centre. We asked you about our development principles and gathered your views on the possible design ideas for the non-residential uses and the ground floor. Thank you to everyone who's shared their views with us so far.

Your valuable feedback has helped shape our proposed masterplan, which we are keen to share with you through a series of consultation events. To find out more and share your feedback, visit our community website or meet our team at the Consultation Hub in Unit 15A of the Aylesham Centre (open Tuesdays 1pm-5pm and Fridays 9am-1pm).

Our proposed masterplan is expected to provide:

- **10,500 sqm** of new shops, leisure & workspace
- **8,000 sqm** of new public open space
- A new Morrisons store
- **3** new public squares and a **90m** linear park
- **3,000 sqm** of new play space
- New and improved pedestrian routes across the site
- **1,050** high-quality new homes
- **£12m** in community funding for local infrastructure improvements
- **420** construction jobs
- **56** new apprenticeships
- **225** new construction jobs for local people
- **370 jobs** created from the new shops, leisure and workspace facilities
- Sustainable and energy efficient new buildings



1. Aylesham Centre
2. Morrisons supermarket
3. Morrisons car park
4. Petrol filling station

www.theayleshamcentre.community
hello@theayleshamcentre.community
0800 260 5965

Berkeley

Join the conversation

The Aylesham Centre Peckham

Our objectives for this consultation are:



To share our proposed masterplan with you, including our design approach and how our plans relate to the surrounding areas



To hear your views on the public open spaces, landscaping and proposed new routes



To discuss the shops, leisure and community facilities with the community

Share your views

Our feedback window is open until Sunday 29th January. Have your say on our emerging masterplan and shape the future of the Aylesham Centre today.

Contact us

You can also visit our website at **www.theayleshamcentre.community** to share your views on our plans, and sign up for regular updates.

Should you or anyone you know need hard copy materials or translations, **please get in touch** with us directly.

www.theayleshamcentre.community **hello@theayleshamcentre.community**

0800 260 5965

Appendix XXI - January 2023 social media advert



AYLESHAM CENTRE REDEVELOPMENT

DESIGN BRIEF



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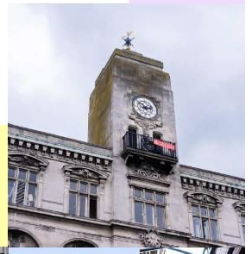
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OUR STATEMENT

Berkeley has been engaging with LB Southwark, GLA and the local community since January 2022, and have had several pre-application advice meetings with Southwark Officers and three structured rounds of community consultation.

This brief has been prepared in response to the comments recieved to date and sets out the vision and expectations to the design team for a proposal that considers the local needs and aspirations for the site.











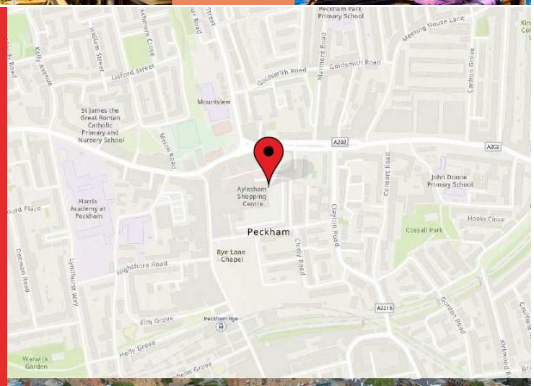
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THE LOCATION

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

The site is allocated (NSP71) within the Southwark Plan 2022 for residential led mixed use development. The site allocation includes the neighbouring bus stand, but this does not form part of Berkeley's ownership or proposed planning application.

Link: Southwark Plan 2022 - Southwark Council





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OUR VISION

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

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

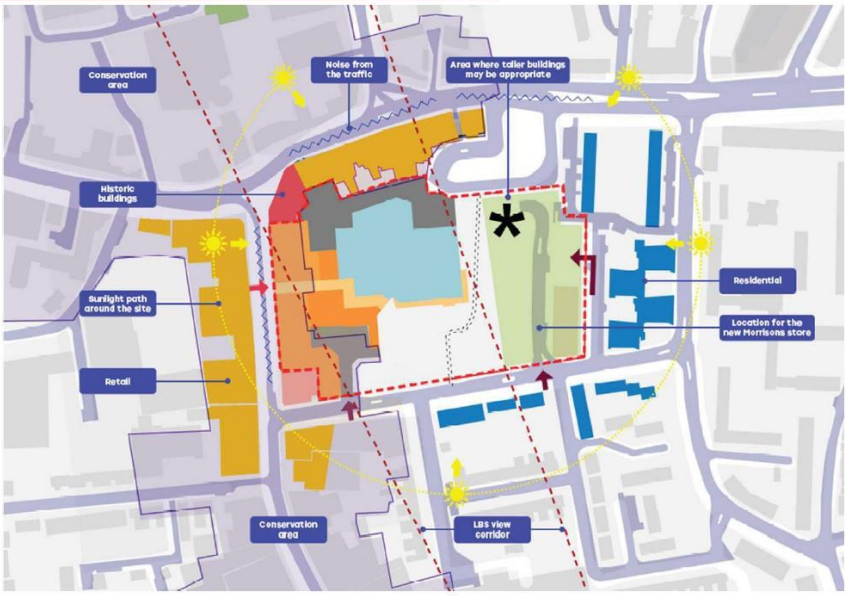
Our starting point is the Southwark Plan and we will continue to engage with the community to develop a proposal that considers the needs, desires and ambitions of local residents, businesses and stakeholders. The results of which will create a sustainable new quarter in the community; the overall legacy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



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THE OPPORTUNITIES & CONSTRAINTS



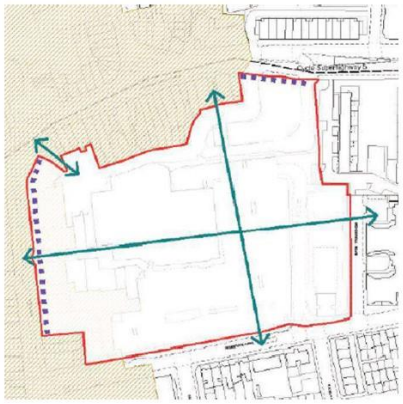
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THE SOUTHWARK PLAN SITE ALLOCATION

Key Aspects

- Indicative site capacity: 850 homes
- Retention of the supermarket use
- Re-provision of retail floorspace
- Enhanced public realm and civic space
- North/South and East/West green links
- Active frontages along Rye Lane
- Range of retail shop sizes
- New intermediate affordable housing through a Community Land Trust



Design Guidance

- Consider neighbouring residential and heritage assets
- Active frontages throughout
- Enhance Rye Lane frontages
- Maximise links across the site
- Heights up to 20 storeys
- Height should be directed to the east of the site to minimise impact on views

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OUR OBJECTIVES

Fully Detailed Application
For the redevelopment of the shopping arcade, supermarket, petrol station and car park

Indicatively 850 New Homes
Optimise the site to meet the borough's housing, social and economic needs

Affordable Housing
35% affordable housing by habitable room, with 25% social rented and 10% intermediate housing

Community Land Trust
Explore the delivery of Community Land Trust housing as part of the intermediate housing

Sustainable Location
Make best use of an underdeveloped site within a sustainable town centre location

Public Realm
Provide inclusive, vibrant and thriving public realm with new high quality public open spaces.

Complimentary Uses
Complement the existing local retail offer by anchoring Rye Lane as a destination

Sustainability
Provide new energy efficient and low carbon homes

Characterful Design
Layout, building design and typology should reflect Peckham's character where possible

Pedestrian Movement
Consider pedestrian access across the bus stand and improving the boundary conditions

Southwark Plan 2022
Deliver the site allocation aspirations for homes, jobs and public realm as a minimum

LB Southwark Advice
Have regard to Southwark's pre-application letter dated 15 November 2022

Permeability
East/west and north/south permeable routes through the site

Two Buildings of 20+ Storeys
Noting this may require the delivery of additional local benefits and justification in terms of townscape and heritage.

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KEY CONSIDERATIONS

- **Rear of Peckham High Street**
  Buildings to the rear of Peckham High Street should be no more than 8 or 10 storeys
- **McKerrell Road**
  Buildings on McKerrell Road should be no more than 7 storeys
- **Dual Aspect Homes**
  Majority of homes should be dual aspect
- **Permeability**
  Routes should focus footfall on key retail areas including new workspace to the rear of Peckham High Street
- **Rye Lane Conservation Area**
  Buildings on Rye Lane should be no more than 7 storeys with the 7th storey set back
- **Relationship to Neighbouring Buildings**
  Buildings adjacent to the clock tower should be no more than 4 storeys and no more than 5 storeys adjacent to 43-47 Rye Lane
- **Views of the Clock Tower**
  Clear sky behind the turret of the clock tower when viewed from 46-52 Peckham High Street
- **Local Context**
  Careful consideration should be given to the local context
- **Basement**
  Basement should be limited to below the new supermarket
- **Local Designers**
  Collaborate with local architects for the design of specific areas within the masterplan
- **Regularised and efficient buildings, including:**
  - 80% Gross to Net area efficiency
  - Wall to floor ratio no more than 0.55
  - 60:40 masonry to glass ratio for facades
  - A mix of built in and bolt on balconies
  - Brick for buildings 20 storeys and below
  - Punch hole aluminium windows and doors
  - Limited articulation to roof line with exception of Rye Lane

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RESIDENTIAL REQUIREMENTS

New Homes
Approx. 700,000sqft of new affordable and market value homes

Basement
Basement should be limited to below the new supermarket

Cycle Parking
Cycle parking should comply with Southwark Plan standards

Wheelchair Accessible
10% of homes by habitable room should be wheelchair accessible

Family Homes
Range of home sizes including min. 20% family homes with three or more bedrooms

Block Design Principles
Average 8 homes per core and comply with all fire safety mandates

Private Amenity
Balconies should be a mix of built in and bolt on (i.e. not inset)

Parking
No residential parking with the exception of blue badge parking

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NON-RESIDENTIAL REQUIREMENTS

Land Uses

Approx. 10,500sqm GIA total non-residential floorspace, including:

- New Morrisons food store
- Mix of town centre non-residential uses – e.g. leisure, workspace, F&B – in a range of unit sizes
- Dedicated workspace building
- "Peckham Yard" workspace to the rear of Peckham High Street
- Explore opportunities for new links from Peckham High Street into the yard space

Vision

Leisure uses within the heart of the masterplan

Large format units along Rye Lane suitable for high street chains

Buildings on Rye Lane should be designed as separate buildings within a terrace

Configuration should allow spaces for interim uses and interim business relocation where possible

Peckham type workspace uses should be considered i.e. studios, small offices and co-working

10% of retail floorspace should comprise small retail units of 80m2 or less

Morrisons

Min. 48,000sqft GIA new store

Min. 24,000sqft of retail sales area

140 car parking spaces with EVCPs and a customer collection area

Dedicated service yard

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PROPOSED PHASING

Phase 1

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



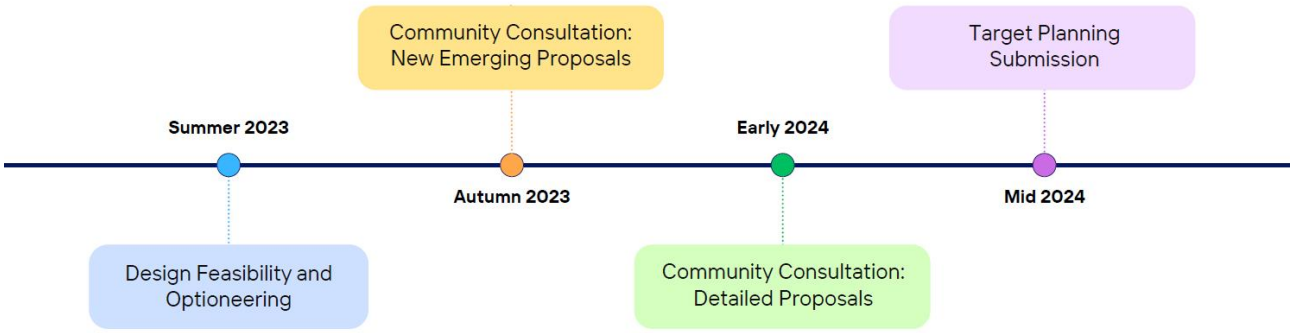
Phase 2

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



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NEXT STEPS



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Appendix XXIII - November 2023 Consultation Flyer

Public Consultation

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Help shape the future of The Aylesham!

Over the past few months, the new team for the redevelopment of the Aylesham Centre has been learning about what makes Peckham unique.

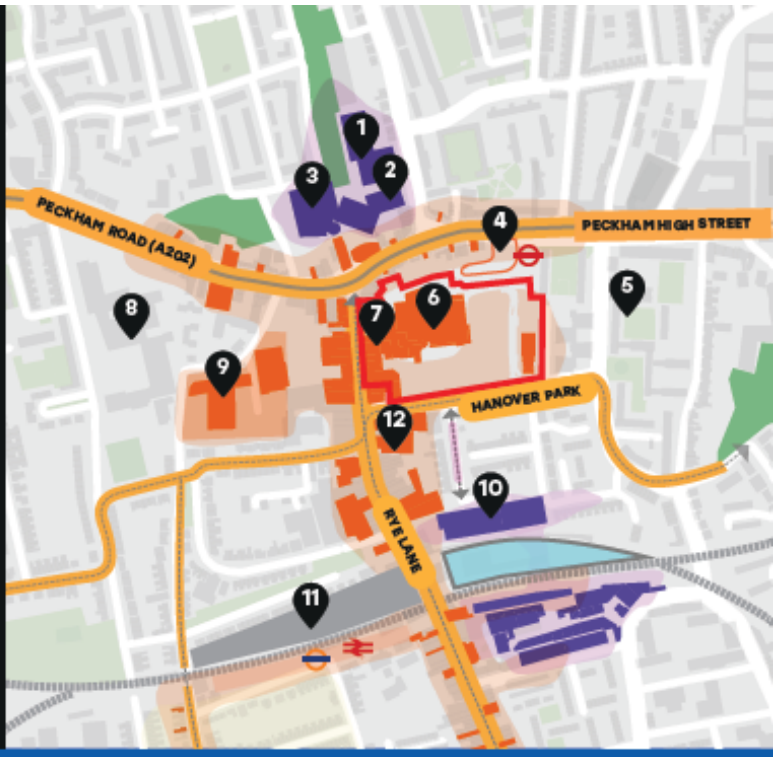
Visit our **website** for more insights and join us at our **Consultation Hub**, where our doors are open for you to explore and learn more about our plans (see full details overleaf).



THE AYLESHAM
PECKHAM

www.theayleshamcentre.community

- Site boundary
1. Mountview
2. Peckham Library
3. Peckham Pulse Leisure Centre
4. Peckham Bus Stand
5. Clifton Estate
6. Morrisons Supermarket
7. Aylesham Shopping Centre
8. Harris Academy Peckham
9. Cherry Garden School
10. Peckham Levels
11. Peckham Rye Station
12. Rye Lane Baptist Chapel



Share your views

Meet the team in our regular drop-in sessions at our **Consultation Hub** at **Unit 15A of the Aylesham Centre** during our regular opening times on:
Tuesdays (1pm – 5pm) and Fridays (9am – 1pm).

You can find more information about the project and how to get involved and share your views on our website at:
www.theayleshamcentre.community

scan me

Contact us:

Get in touch with the team via the details below:
hello@theayleshamcentre.community
0800 368 7363

Appendix XXIV - November 2023 E-newsletter

THE AYLESHAM
PECKHAM

Help shape the future of the Aylesham Centre at our public consultations on Saturday 18th and 25th November at Rye Lane Baptist Chapel, Peckham.

Join us at our upcoming consultation events, where you can meet the team and share your views on our work so far.

You can find us at the **Main Hall of the Rye Lane Baptist Chapel, 59A Rye Lane, London SE15 5EX** on:

- **Saturday 18th November 2023, 10am-1pm**
- **Saturday 25th November 2023, 10am-1pm**

You can also drop by the Consultation Hub at Unit 15A of the Aylesham Centre every Tuesday between 1pm and 5pm and every Friday between 9am and 1pm to chat to the team.

You can find out more about the consultation events and read our flyer sent out to local residents on our latest blogpost by clicking here.

Join the conversation and share your views by emailing the team at hello@theayleshamcentre.community or calling us on 0800 368 7363.

Kind Regards,

The Aylesham Centre Consultation Team

Appendix XXV - Autumn and Winter 2023 Exhibition Boards



Our Skills and Training Opportunities for Peckham

At Berkeley, our aim is to create employment opportunities that benefit the local community. Working with Southwark Skills Centre and Southwark Works, we are committed to ensuring local people are able to access the right training, skills and job opportunities to improve their career prospects; helping them secure long-term, aspirational employment.

The Berkeley Homes Apprenticeship Programme finds individuals who have the drive, motivation and desire to succeed and gives them the opportunity and support to do so. The scheme focuses on the individual, with pastoral care and support to help each apprentice through the programme and onwards into employment.

Through our engagement with the London Neighbourhood Scholarship, we have committed to supporting a local person through their architecture degree, offering financial support over 3 years from 2024. We also have a wide range of work experience placements available for local people to help inspire them to take up careers in the industry.

Opportunities

Paid internships Gaining paid experience

Work experience Across our Design Team

Mentoring Opportunities

School Engagement Inspiring the next generation

Direct jobs across a range of skills

Construction labour, skills and training opportunities for local communities.

Education Partnerships, to enable young people to access higher skilled jobs

Local Procurement Supply chain opportunities

Town Centre Partnerships, to support local business, area promotion & management







The design team

Our core design team of dRMM, nimtim and Jas Bhalla Architects – all local to Southwark – has been talking to local people and carrying out detailed analysis work over recent months.





EXAMPLES OF WORK FROM DRMM

dRMM Lead Architects

dRMM is an international studio of architects and designers founded in 1995. They are renowned for creating architecture that is innovative, high-quality and socially useful; that renews interest in community and public space.

They have won numerous awards, including the 2017 RIBA Stirling Prize – and led the design of the Tustin Estate, near the Old Kent Road.

nimtim architects

Based nearby, the team at nimtim architects come from a diverse range of backgrounds and bring pragmatism and playfulness to their imaginative work. Their work so far has focused on analysing the history and character of the Aylesham site and surrounding area.

Jas Bhalla Architects

Jas Bhalla Architects is an interdisciplinary design practice, working across architecture, town planning and urban design. Their work spans a broad spectrum, from new affordable homes to complex town centre masterplans that seek to generate enduring social value. They are working to ensure that the new buildings and spaces support the existing ecosystem of businesses and traders.

Gillespies Landscape Architects

Gillespies works with clients and partners to deliver transformative landscape design, urban design, masterplanning and landscape planning. Their mission is to help and transform places so they offer real meaning and value to the people that will use them. They set out to create inspirational spaces with a purpose: to make people's lives measurably better.

Working with the local community

To build our understanding, over the past few months, our design team has met with local residents, community representatives, youth and older people's groups and local businesses to better understand local priorities and what makes Peckham unique.



In addition to these design consultation events, we are continuing to hold focused workshops and meetings with local community groups to discuss key topics and priorities.

Please do email the team at **hello@theayleshamcentre.community** if you have any comments/questions about our approach – and sign up to the mailing list via the website to stay up to date on the latest activities.

THE AYLESHAM PECKHAM

Berkeley Designed for life

Engagement highlights

- Six walk and talk sessions with local residents, community groups and councillors
- Meetings and workshop sessions with local youth groups, including the Bradfield Club
- Regular drop-in sessions at the Consultation Hub at the Aylesham Centre (Tuesdays 1pm – 5pm, Fridays 9am -1pm)
- Attendance at and support for Community Southwark's Ageing Well event at Peckham Square in September – hearing older people's stories and priorities
- Working with local people to develop a refreshed brand and consultation website

What we've heard so far

Key themes and priorities which have been raised so far include:

- The need to maintain and contribute to Peckham's unique character
- Ensuring that new retail complements the existing diverse mix of uses and sizes
- Improve pedestrian access across and around the site
- Design new spaces so they are safe and welcoming to all
- Address the lack of high quality, green public spaces in the area
- The need for a diverse set of voices in the consultation process

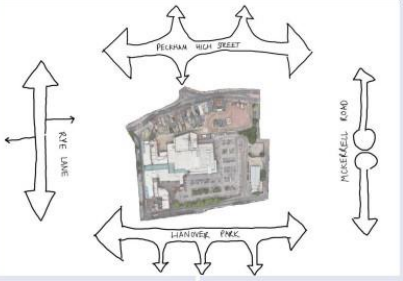
Exploring the unique character of Peckham with nimtim Architects

nimtim architects has been analysing the historic and built character of the Aylesham site and Peckham. They have considered how buildings, streets and spaces developed over time, what they look like now and how they are used.

1. What this shows

The research shows how different each side of the site is in terms of its historical development, architecture, landscape, streetscape, and use.

2. What we've learned





3. What this means

The site and surrounding area have seen almost constant change over the past two centuries; adapting and evolving due to changing needs and pressures or following bombing during WWII. Historic buildings have been resilient and greatly contribute to the area's character.

Design proposals will need to positively respond to the very different characters of each side of the site.


RYE LANE CHARACTER SKETCH

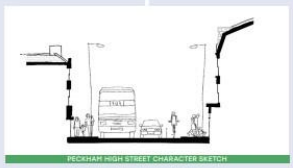
Rye Lane

A fusion of development over two centuries. The eclectic mix of 19th century properties, in a variety of architectural styles and materials but with a consistent vertical emphasis of the inter-war buildings.


HANOVER PARK CHARACTER SKETCH

Hanover Park

Hanover Park feels like a 'side street' due to the reduced ground floor activity, despite its width and prominence. There is a retail presence at the corner with Rye Lane. However, Primark's blank façade reduces footfall.


PECKHAM HIGH STREET CHARACTER SKETCH

Peckham High Street

A 'connecting' road with side streets of equal importance. Its buildings are mainly for retail and trade use, with the addition of Peckham Pulse and Peckham Library. The clock tower building – part of the original Jones & Higgins store – and Peckham Square give this area a civic quality.


MCKERRELL ROAD CHARACTER SKETCH

McKerrell Road

An enclosed / back of house feeling with the road leading to an open wire gate and door with a car park beyond. Its green spaces feel quiet, private and uninviting. There is a lack of ground floor presence along this road and the pedestrian activity is low.

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The character of Peckham town centre

Jas Bhalla Architects has been mapping the town centre to better understand the diverse business community of chain stores and independent medium, small and micro businesses.

Peckham has a rich history as a town centre, with Rye Lane a popular and important shopping destination serving a large, local community.

1. What this shows

Research clearly demonstrates the uniqueness of Peckham's business community and town centre. The mappings show the wide variety of different characters, types, sizes, ownerships, and opening hours.

It also shows the innovative ways existing buildings have been adapted to meet changing needs, converting larger spaces into smaller ones or by extending upwards, such as at Peckham Levels.

2. What we've learned

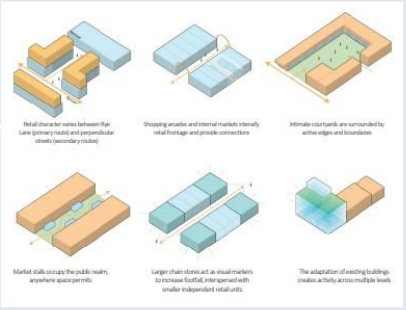
The shops on the site support the diversity of the town centre, and how they change through the redevelopment needs to be carefully considered.

There are opportunities to bring other complementary businesses, but the flexibility to change and adapt is a key part of Peckham's character.

3. What this means

We have taken inspiration from Rye Lane, considering how we can maintain and enhance the town centre. We are looking carefully at how we can:

1. **Create a variety of different spaces to support a mix of business types; and**
2. **Provide opportunities to incubate smaller businesses.**









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Who uses Peckham town centre?

Peckham has a rich history as a town centre, with Rye Lane, a popular and important shopping destination.



1. What this shows

Commercial and socio-economic experts Quod has been using statistical data to understand who the town centre serves and how it has changed over recent years.

2. What we've learned

Data shows that:

The local population is **younger than the London average, with proportionally more residents between 20 and 35 years.**

Peckham has a **unique ethnic makeup,** distinct from London and Southwark, with a significantly **more diverse population,** particularly in the Black, Black British, Black Welsh, Caribbean or African community.

People that work in the town centre **live locally** (within 5km).

The **public sector** (administration, health and education) and retail (shops, restaurants, bars, etc.) are **the biggest employers** in the town centre.

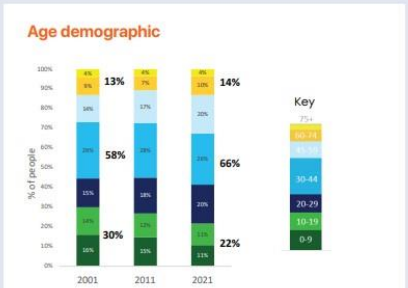
Unemployment for residents aged **16 to 24 is high.**

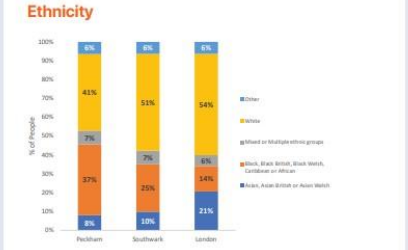
Half of the visitors to the town centre are **nearby residents.**

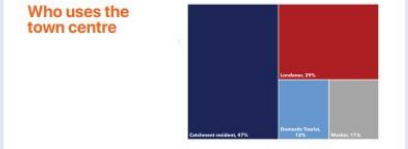
These communities directly influence the businesses in Peckham, resulting in 2.5 times the number of food, cosmetic, pharmacy, telephone, leather & travel goods shops compared to typical town centres.

3. What this means

New businesses on the Aylesham site have to be part of the community they serve and can have a positive impact by providing new jobs.









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How the town centre is changing

Commercial and socio-economic experts Quod has been using statistical data to understand who the town centre serves and how it has changed over recent years.



1. What this shows

Peckham is a resilient town centre able to adapt and change to changing trends. Quod have been looking at new trends and what new residents might bring to the area.

2. What we've learned

Research shows that despite town centres struggling nationally, Peckham is:

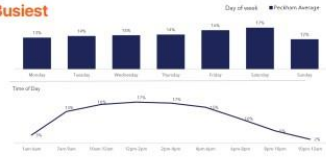
Doing well, with low vacancy rates;
Has a vibrant and diverse mix of businesses;
Is busy throughout the week; and
Has a growing night time economy.

Peckham town centre is full of opportunity and able to positively accommodate change. It is robust and closely linked to the communities it serves.

3. What this means

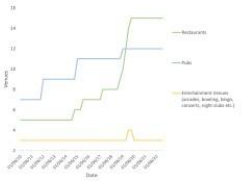
We need to maintain shop/restaurants/cafés on Rye Lane whilst adding complementary uses such as workspace, leisure and creative/maker spaces. We will pursue a strategy of strengthening, not displacing.

Busiest



Night Time Economy

Change in the Number of Restaurants, Pubs and Entertainment Venues in Peckham from June 2010.



Retail Function Analysis

Active Hours open after 8.30pm

Late opening venues (after 8:30pm) are more concentrated to the south of Rye Lane



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Retail that fits Peckham

Analysis by our design team, expert consultants Quod and local charity Tree Shepherd has helped to shape our approach to retail and wider non-residential spaces on the site.

We are aware of the challenges that local businesses have faced over the past several years due to the rise of online shopping, rising rents and business rates and the impacts of the Covid pandemic.



Market stalls
Rye Lane vendors



Small units
Holdrons Arcade



Mid size units
Wow and threads along Rye Lane



Larger retail (up to 230m²)
Sports Direct



Street vendors
Gillett Square, Dalston



Market stalls
Rye lane vendors

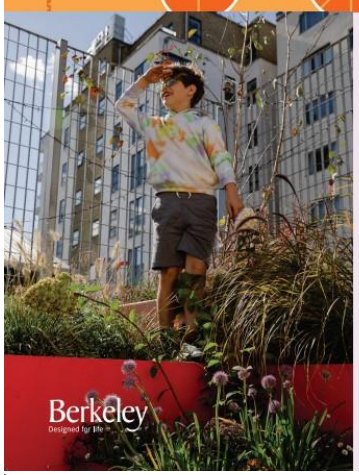


Bars
Bussey Building



Hej community coffee shop
Elephant & Castle, Southwark

Exploring transport and open spaces



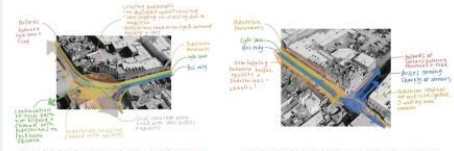
Transport and connections

THE AYLESHAM PECKHAM

1.What this shows

Lead architects dRMM have analysed the existing use of roads and pavements around the site – in order to understand how the redevelopment of the Aylesham can best respond to any issues.

2.What we've learned



ANALYSIS OF PECKHAM HIGH STREET AND RYE LANE JUNCTION

ANALYSIS OF RYE LANE AND HANOVER PARK JUNCTION

3.What this means

The redevelopment of the Aylesham site provides an opportunity to relieve pressure on the busy pedestrian routes along Rye Lane and other surrounding streets by providing new, attractive connections through the site. This has been a key priority in the early design process.

Open spaces

1.What this shows

dRMM have also analysed the provision of open and green spaces in the area, in order to understand how the redevelopment of the Aylesham site can best contribute towards this.

2.What we've learned

There is a lack of public green spaces in the area immediately around the site, with the nearest large green space at Burgess Park a mile away. The current site – including a large surface car park – is substantially lacking in greenery and biodiversity.

Feedback from previous engagement has also shown local support for new green and open space in the area.

3.What this means

There is a unique opportunity for the redevelopment of the Aylesham site to provide new greenery and open spaces for use by the whole community – and our approach to the new masterplan for the site reflects this.



A bespoke design for the Peckham community

Our design approach has been shaped by discussions with the Council and the local community, as well as careful analysis of the site and the local area.



'CAPTURING PECKHAM'- A SENSE OF THE AREA'S RICH AND DIVERSE CULTURE IS VITAL TO THE SUCCESS OF EMERGING PROPOSALS. ILLUSTRATION BY JAS BHALLA ARCHITECTS

How we got here – a summary

New team appointed – in collaboration with Southwark Council, Berkeley Homes has selected and appointed a new design team, to progress a new planning application.

Masterplan design principles – the new design team have developed principles responding to the site and brief.

Local character and retail analysis/mapping – the design principles and approach have been informed by the analysis work that has been carried out on local character, heritage and retail.

Engagement feedback – the design team have taken on board feedback from local people in engagement to date e.g. via walk and talks, community forums, Hub visitors and stakeholder meetings.



Our design principles



Part of Peckham, welcoming and integrating local context into the development

Connected to Peckham, responding to the different edges of the site

Providing homes for everyone – targeting c.850 new mixed tenure homes

Enhance & extend the existing town centre – weaving public realm onto the site

Provide opportunity for all – business, residents and the wider community – creating spaces to meet local needs and aspirations

A resilient and sustainable Peckham for the long-term


Site constraints
THE AYLESHAM PECKHAM
Key observations
Key
Adjacent neighbouring buildings
Conservation Areas
Phase 1
Bus depot
Site boundary
Sun path
Edge constraints
Main pedestrian routes
Main cycle routes
Locally important view (Burger King)
St. Paul view corridor
1 Peckham Library
2 Leisure centre
3 Peckham Square
4 Higgins Clock Tower
5 Purdon House
6 Hanover Park Flats
7 Old HSBC building
8 Bussey Building
Phase 1
Bus Station
Sun path
Peckham levels - car park turned community project
Berkeley
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Walking through the site – going shopping
THE AYLESHAM PECKHAM
Berkeley
Designed for life


Walking through the site – taking time out
THE AYLESHAM PECKHAM
JAS BHALLA ARCHITECTS
Berkeley
Designed for life


Walking through the site – coming home
THE AYLESHAM PECKHAM
nimtim
Berkeley
Designed for life

Design Approach

Key considerations

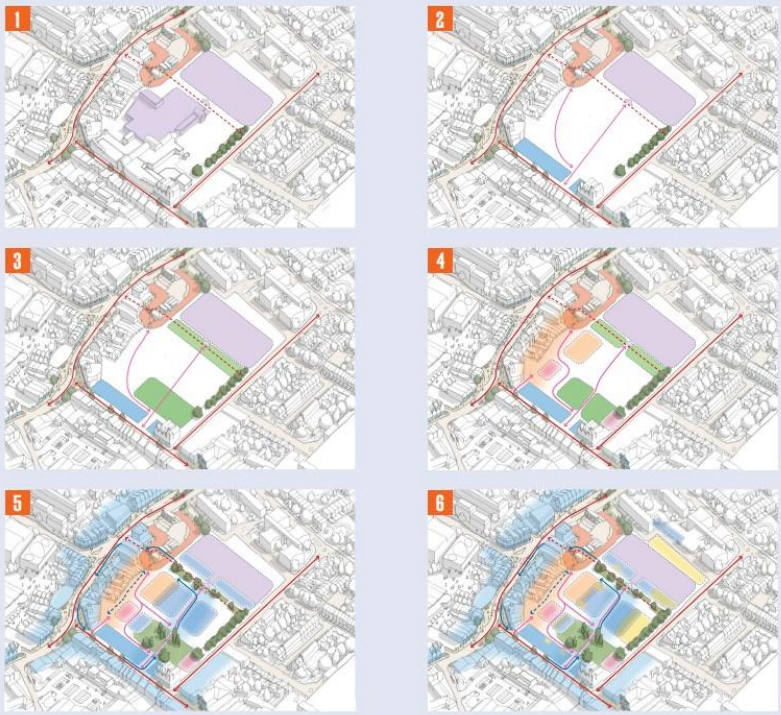
Berkeley Homes has developed a new design brief with LB Southwark. The brief was prepared in response to the previous feedback and sets out the vision and expectations for the design team to apply to their masterplan proposals to ensure that they consider the local needs and aspirations for the site.

Some of the key brief points that we are considering during our design are:

- Community engagement
- Retention of the supermarket use and re-provision of retail area
- Delivery of high quality public and civic spaces
- North/South and East/West green links
- Range of retail shop sizes
- Active frontages throughout
- Enhance Rye Lane frontages
- Maximise links across the site
- Delivery of high quality new homes

Our approach

We will continue to develop our approach – considering feedback from Southwark Council and ongoing stakeholder consultation – and share an update on key views and specific building forms in our next consultation in the New Year.



Masterplan principles

The diagrams on this page explain the sequence of design decisions, informed by our research, site constraints and local needs, that shape the masterplan.

1
- Build and open the new Morrisons before closing the existing one.
- Create a safe pedestrian route from the bus station to Hanover Road.

2
- Shops along Rye Lane.
- Pedestrian routes to the new Morrisons.

3
- Green space for the town centre.

4
- Peckham Yards opportunity area.
- Maker/workspace.

5
- Shops, cafes, and restaurants linking and complementing the existing businesses of Rye Lane and the High Street.
- Retail loop.

6
- New homes and shared apartment entrances at ground floor.

Thank you

Thank you for taking the time to read about our progress to date. We are keen to hear your feedback as we continue to develop the proposals for the Aylesham.

Please join the conversation by completing a feedback form – and sign up to the mailing list if you haven't already, to make sure you receive the latest updates.

Contact us

You are welcome to visit the team at the **Consultation Hub** at **Unit 15A of the Aylesham Centre,** which remains open on **Tuesdays (1pm-5pm) and Fridays (9am – 1pm).**

You can also get in touch via the details below:

MAIL: hello@theayleshamcentre.community
PHONE: 02039003676

THE AYLESHAM PECKHAM

scan me

You can read more about Berkeley's activities in support of the Peckham community on the website at

www.theayleshamcentre.community



Progress and next steps

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2023 AUGUST - OCTOBER
Community engagement on local character.

2023 NOVEMBER - DECEMBER — We are here
Consultation on design approach.

2024 EARLY
Consultation on more developed proposals for the site.

2024 MID
Target submission of a planning application to Southwark Council.





Appendix XXVI - January 2024 Consultation Flyer

THE AYLESHAM PECKHAM

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Public consultation

Find out more and share your views on our emerging plans

Happy New Year from the Aylesham team!

Our design team has been developing design proposals for the redevelopment of the Aylesham Centre and Morrisons store, Peckham. Having worked closely with the community and the Council over the last few months, we are excited to share how we have used this learning to shape our emerging designs.

Join us at one of our upcoming consultation events on **Saturday 27th January, Tuesday 30th January** and **Friday 2nd February** to see the emerging proposals and share your feedback (see full details overleaf).

Our website at www.theayleshamcentre.community will be updated with a copy of the consultation information and feedback survey following our first event.

You can find more information about the project, how to get involved and share your views on our website at:
www.theayleshamcentre.community

scan me

Appendix XXVII - January 2024 E-newsletter

THE AYLESHAM
PECKHAM

Join us at our upcoming consultation events

Happy New Year! We hope you and your loved ones had a restful break.

We invite you to join us at our upcoming consultation events, where you can share your feedback on our emerging design proposals.

You can find us in **the Aylesham Centre, London SE15 5EW** on the following dates:

- Saturday 27th January, 11am-2pm
- Tuesday 30th January, 4pm-8pm
- Friday 2nd February, 9am-1pm

Or drop into the Consultation Hub at Unit 15A of the Aylesham Centre during our regular opening times on Tuesdays (1pm - 5pm) and Fridays (9am - 1pm).

Winter Consultation Update

Thank you to everyone who took part in our Winter 2023 consultation on the future of the Aylesham Centre.

We are grateful for all of your contributions and have been carefully reviewing all the feedback we have received so far. Keep an eye out for our feedback summary, which will be uploaded to the consultation website soon.

Please get in touch with us if you have any questions by emailing the team at hello@theayleshamcentre.community or calling us on 0800 368 7363.

Kind regards,

The Aylesham Centre Consultation Team

Appendix XVIII - January 2024 Social media advert



Appendix XXIX - Early 2024 Exhibition Boards

Welcome to our second public consultation on the redevelopment of the Aylesham site.

Welcome to our public consultation on our emerging design proposals for the redevelopment of the Aylesham site.

The site has been allocated by LB Southwark in the Southwark Local Plan 2022 for residential mixed-use development. Berkeley Homes has owned the site since 2021 and has been working with the Council and the community, exploring ideas for its future.

Over the past several months, the team has focused on understanding the identity and character of Peckham as well as the current retail and business offering. We are grateful to all who shared their views with us in consultation last year and are keen to continue the conversation with the community.

THE AYLESHAM PECKHAM

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Consultation Feedback

Engaging with the local community

Over recent months the project team have held a series of events where local residents, community representatives, youth and older people's groups and local businesses have met the team and shared their views on our work so far.

These have included walk and talk sessions with local people; workshops with youth and community groups; pop-up sessions at the Aylesham Centre; tea and cakes with older residents; regular openings of the Consultation Hub; and two drop-in events at Rye Lane Baptist Chapel.



12TH SEPTEMBER 2023 WALK AND TALK SESSION



YOUTH SESSION WITH BRADFIELD YOUTH CENTRE

DECEMBER 2023 PUBLIC CONSULTATION EVENT

2023 consultation highlights

6 community-led Walk & Talks with the project team to see key locations in and around the site that are important to local people or identify particular challenges or opportunities.

4 outreach meetings and workshops with local youth, older and disability organisations.

2 dedicated older persons events, including a tea and cake event.

2 public exhibitions held at Rye Lane Baptist Chapel.

8,500+ hand-delivered flyers and an advert in the Peckham Peculiar raising awareness of the consultation.

10 blog articles, new consultation website, email newsletters to our mailing list and an online survey.

Key themes, what we've learned so far

- Recognition of diversity and vibrancy in Peckham.
- Awareness of the challenges for the existing Town Centre, with a keenness to see a varied retail offer that complements local provision.
- Support for safe, attractive and green open spaces for the community.
- Need to consider local character and neighbours' amenity in the overall design approach.
- A desire to ensure that the design team works with the community throughout the consultation and development process.
- Support for affordable housing accommodating local families.

The design team

Our core design team of dRMM, nimtim and Jas Bhalla Architects – all local to Southwark – has been talking to local people and carrying out detailed analysis work over recent months.





EXAMPLES OF WORK FROM DRMM

dRMM Lead Architects

dRMM is an international studio of architects and designers founded in 1995. They are renowned for creating architecture that is innovative, high-quality and socially useful; that renews interest in community and public space.

They have won numerous awards, including the 2017 RIBA Stirling Prize – and led the design of the Tustin Estate, near the Old Kent Road.

nimtim architects

Based nearby, the team at nimtim architects come from a diverse range of backgrounds and bring pragmatism and playfulness to their imaginative work. Their work so far has focused on analysing the history and character of the Aylesham site and surrounding area.

Jas Bhalla Architects

Jas Bhalla Architects is an interdisciplinary design practice, working across architecture, town planning and urban design. Their work spans a broad spectrum, from new affordable homes to complex town centre masterplans that seek to generate enduring social value. They are working to ensure that the new buildings and spaces support the existing ecosystem of businesses and traders.

Gillespies Landscape Architects

Gillespies works with clients and partners to deliver transformative landscape design, urban design, masterplanning and landscape planning. Their mission is to help and transform places so they offer real meaning and value to the people that will use them. They set out to create inspirational spaces with a purpose: to make people's lives measurably better.

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Introducing our Rye Lane Architects

We are delighted to welcome our new Rye Lane architects, Feix & Merlin and Dowen Farmer, who have recently joined our design team which is led by dRMM, and will work alongside Jas Bhalla Architects to design the Rye Lane buildings.

You said: The design of the development should reflect the unique character of Peckham.

We did: We have appointed Peckham-based architects who understand the area and are focused on capturing its essence in their designs.



Feix&Merlin are an LGBTQ+ led design practice, based in the Bussey Building, just south of the Aylesham Centre. They believe that all projects of any size have the power to make a difference and deliver lasting value. They are interested in people's lives and experiences and how, together, they can make them better.

"We are absolutely delighted to be involved in this project, and in such great company too. This is going to be a very collaborative approach to design that will, I think, create a diverse direction for this crucial site in Peckham.

On a personal note, I just wanted to say I am especially proud to be a part of this project. I have lived and worked in the area for over 20 years and as a local resident and business owner, it is particularly meaningful for me to play a part in the future of Rye Lane."

Tarek Merlin – Director, Feix&Merlin Architects



Dowen Farmer are based within walking distance of the Aylesham Centre, in Peckham Levels. They believe in exciting, finely crafted and pragmatic architecture. The practice was established in 2017 and has built a reputation for creating innovative housing schemes.

"Having lived and worked in the area for the last 15 years, we have a deep-rooted connection with the area, not to mention our office space in Peckham Levels overlooks the site!

The collaborative attitude the team are taking to the design process is refreshing and we are excited to see the positive results that will undoubtedly come from such an inclusive approach."

Tom Farmer – Co-founder, Dowen Farmer Architects







About Berkeley Homes

Berkeley is excited to be investing in Peckham; working with such a vibrant and diverse community.

The team have a strong history of working collaboratively with communities and local authorities but understand that Peckham is truly unique. We are committed to working with the community to ensure that everybody can have their say on the evolving plans.

We did: We are committed to providing jobs and training opportunities for the local community and are continuing to support local charities and community groups in Peckham.

Supporting the Peckham community

Berkeley has been working with the Peckham community since 2021 and is committed to investing in community projects that benefit local people.

Since we last saw you this has included:

You said: Apprenticeships and work experience for local people would be valuable, as well as partnerships with local organisations.

You can read more about Berkeley's activities in support of the Peckham community on the website at **theayleshamcentre.community**



Engaging young people in the community by supporting the Peckham Hope Hack in partnership with Rio Ferdinand Foundation, Damilola Taylor Trust, Hope Collective and the Mayor of London's Violence Reduction Unit.



Supporting Peckham Soup Kitchens's free Christmas day lunch at Mercato Metropolitano.



Mentoring young people from the community through our partnership with St Giles Trust.



Working with Peckham Soup Kitchen to participate in a black history month panel, inspiring the next generation of youth.



Supporting the annual Peckham Christmas Tree light Switch on with Mayor Situ and the local community.



Youth Ambassador Programme workshops.

Our Skills and Training Opportunities for Peckham

11 engagement activities in Southwark schools (Harris Academy/ Ark Academy)

c.210 young people from the borough have engaged through these initiatives

14 directly employed local apprentices

7 have now completed their apprenticeship and are working in the industry

3 are currently still working towards their qualifications

At Berkeley, our aim is to create employment opportunities that benefit the local community. We want local people to grow with our development, so we are committed to ensuring local people are able to access the right training, skills and job opportunities to improve their career prospects; helping them secure long-term, aspirational employment.

Throughout the redevelopment of the Aylesham Centre we will provide the following skills and training opportunities:

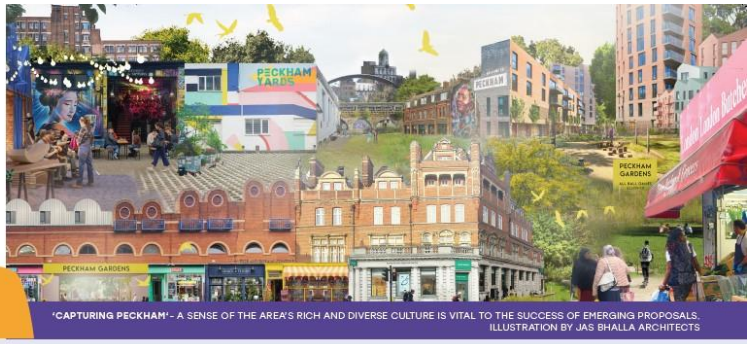
- Paid internships and apprenticeships providing real career experience
- Work experience across our design team
- Mentoring opportunities to support personal development
- School/Education engagement enabling young people to access higher skilled jobs
- Direct jobs across a range of skills
- Construction, labour, skills and training opportunities for local residents
- London Neighbourhood scholarship 3 Year Architecture programme
- Local procurement for local businesses - adding to supply chain
- Town Centre partnerships to support local business, area promotion & management

You can find out more about Berkeley's skills and training opportunities on the website at **theayleshamcentre.community/about/opportunities/** or phone us on: **020 3900 3676**

Member of The 5% Club · INVESTORS IN PEOPLE · Berkeley Designed for life

A bespoke design for the Peckham community

Our design approach has been shaped by discussions with the Council and the local community, as well as careful analysis of the site and the local area.



'CAPTURING PECKHAM'- A SENSE OF THE AREA'S RICH AND DIVERSE CULTURE IS VITAL TO THE SUCCESS OF EMERGING PROPOSALS. ILLUSTRATION BY JAS BHALLA ARCHITECTS

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Enhance & extend the existing town centre – weaving public realm onto the site



Provide opportunity for all – business, residents and the wider community – creating spaces to meet local needs and aspirations



A resilient and sustainable Peckham for the long-term

Site observations

THE AYLESHAM PECKHAM

Key observations

Key:

- Adjacent neighbouring buildings
- Conservation Areas
- Phase 1
- Bus depot
- Site boundary
- Sun path
- Edge constraints
- Main pedestrian routes
- Main cycle routes
- Locally important view (Burger King)
- St. Paul view corridor

1 Peckham Library



2 Leisure centre

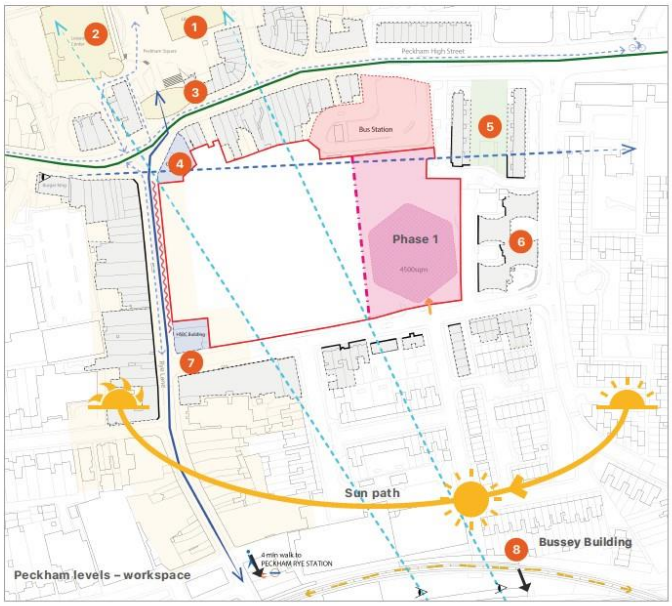


3 Peckham Square



4 Higgins Clock Tower





5 Purdon House



6 Hanover Park Flats



7 Old HSBC building



8 Bussey Building



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Masterplan Overview

We seek to create a public active and inviting proposal reflective of the diverse and bustling environment of Peckham. Through the creation of character areas with a variety of uses we seek to bring life to the redevelopment by the proposal of a flexible, high-quality, biodiverse space that responds to the needs of the public and residents whilst delivering maximum benefits to all.

THE AYLESHAM PECKHAM

Aylesham Gardens
- Heart of the development
- Place to gather, play and relax in nature
- Green breakaway space from retail areas

Market Lane
- Commercial link connecting Rye Lane to Morrisons
- Varied offer of shops throughout a safe pedestrian route
- Seating opportunity sprinkled around green spaces

Linear Park
- Safe and pleasant cross-site connection
- Public space with planting and seating opportunities
- Bridging retail and residential areas with a green and inviting environment

Hanover Walk
- Safe pedestrian connection
- Street planting with seating areas
- Opportunities for play spaces

Peckham Yards
- Strategically placed trees and planting for a green but flexible environment
- Community destination
- Space for gathering, socialising and independent vendor pop up

41% of site given back as public space



You said: Safe, attractive and green public spaces would be a welcome improvement in this part of the town centre.

We did: Our masterplan includes a number of new spaces for the whole community, as well as new, safe pedestrian routes.

Key:
- Flexible retail/commercial/F&B (Class E)
- Commercial/workspace/F&B (Class E)
- Morrisons supermarket (Class E)
- Residential homes (Class C)
- Residential core / circulation
- Residential cycle store
- Residential refuse store
- Residential services / ancillary
- Through-route to Morrisons

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Landscape Approach & proposal

Public acces:
- Trees
- Softscape
- Hardscape

Residents only:
- Podium green roofs
- Accessible green roofs



Gillespies

Peckham is known for its vibrant community and bustling town center. However, compared to other town centres in Southwark and surrounding areas, Peckham lacks green spaces with very few options within walking distance to the Aylesham site.

Our proposal aims to address this issue by creating a multi-layered, multi-use, and flexible green space that will give back to the people of Peckham and enhance the lives of those who live near and in the development.

The proposed green space will be high-quality and biodiverse, designed to respond to the needs of the public and residents and deliver maximum benefits.





You said, we propose

Throughout our consultation process, you have told us:

There is a desire for new and exciting public spaces, which are green, safe, accessible and encourage diversity.

Open spaces need to be carefully managed/ supervised to be safe and welcoming to everyone, especially young people.

Our development will focus on creating a series of meaningful new public spaces and character areas where new complementary retail, leisure, cultural, and creative uses can thrive. We aim to provide an inclusive, vibrant, and thriving public realm with new high-quality public open spaces.

We continue to welcome any and all suggestions from the community as to how we can make the new public spaces welcoming to all.

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Approach to sustainability

THE AYLESHAM PECKHAM

dRMM has always been committed to **creating innovative and efficient designs, effecting social and environmental benefits, and optimising every project's sustainability potential.** We take sustainability to be a holistic ideal, informing all our design decisions and driving us to produce long lasting, low-impact, high-performance architecture.

In line with Berkeley's own sustainability agenda (as set out in Our Vision 2030) and Southwark/ GLA priorities and guidance, **we are committed to delivering a sustainable development on the Aylesham site.** This includes a focus on energy efficiency and promotion of renewable energy sources as part of the transition towards net zero.

We are continuing to develop the detail of our design approach – steps we will be taking to minimise the impacts of the development both during construction and operation in terms of climate change include:

Delivering a long-term re-use of previously developed i.e. brownfield land in an accessible location, with good transport connections and nearby amenities e.g. shops, services

Promoting sustainable methods of travel e.g. walking, cycling and public transport – including by improving connections through the site

Delivering a net zero carbon development that aims to use less energy; supply this energy efficiently; and maximise use of renewable energy on-site

Using **Air Source Heat Pumps and photovoltaic (solar) panels** to generate renewable energy on-site

Allowing for **reuse of existing buildings/materials** where possible

Designing **buildings to minimise the potential for overheating** e.g. via the orientation of building and design of windows/insulation

Using **building components** that are **long-lasting** and **easily recyclable**

Designing **buildings with high-performance insulation** for **better thermal comfort** and **lower energy bills**



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Approach to Buildings & Views

THE AYLESHAM PECKHAM

You said: The design should consider the relationship with key local views and heritage assets and be sympathetic to these.

We did: This has been a key priority of our design approach and our design team have worked carefully to reflect this in the proposals.

The approach for the building form strategy looks at each edge condition and selected considered views to understand how best to allocate and layer height across the site, ensuring that the proposed scheme is well integrated in the heat of Peckham and wider context.

- Careful positioning of tall building to respect views
- Layering of building through the site
- Datum set out in response to edge conditions
- Space given to the Jones and Higgins Clock Tower

- One single building to provide Townscape Heritage Initiative buildings a delicate architecture background
- North/South orientation of buildings to facilitate views of sky and reduce width of massing from specific views



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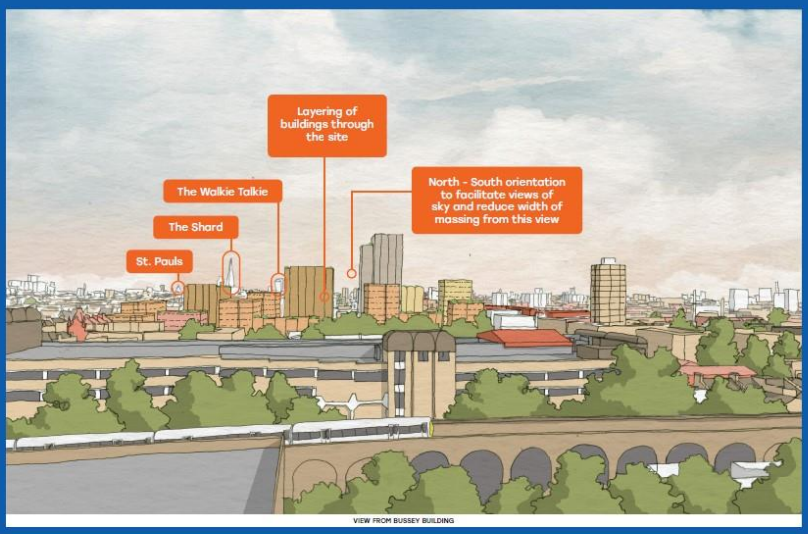
Approach to Buildings & Views

THE AYLESHAM PECKHAM





VIEW FROM CERISE ROAD

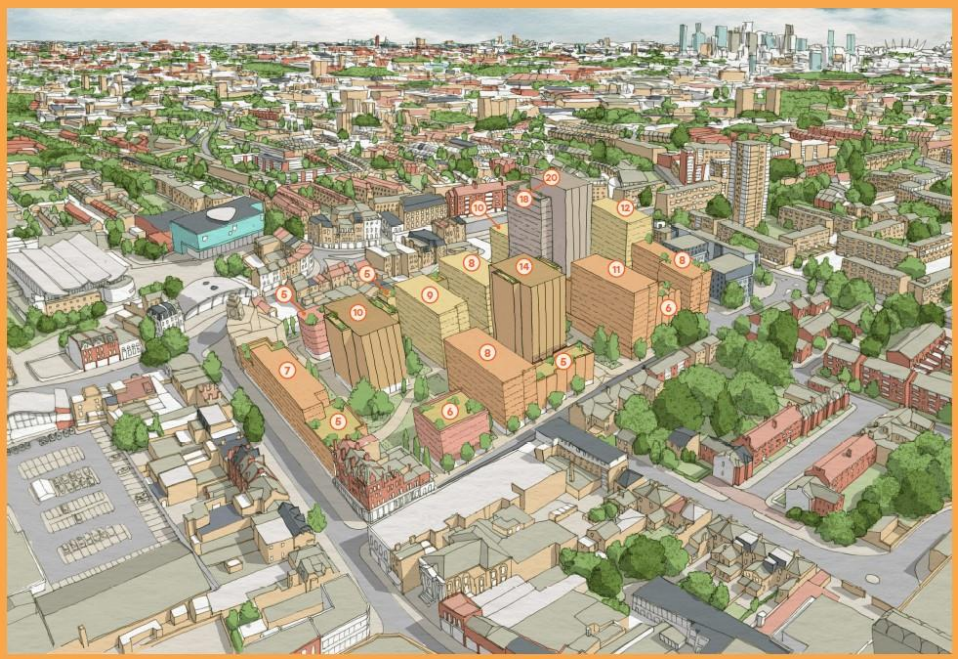


VIEW FROM BUSSEY BUILDING

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Design Overview

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- Alignment with LBS allocation
- c.850 homes
- 10,500 sqm GIA commercial (4,800 sqm new Morrisons store with 140 free public parking spaces retained)
- 70% homes dual aspect target
- 35% affordable housing, 25% social rent and 10% other affordable (inc Shared ownership and Community Land Trust)
- Community Land Trust

Number of storeys



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Design Overview

THE AYLESHAM PECKHAM



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Proposed public benefits

THE AYLESHAM PECKHAM



Alignment with allocation, **c.850 Homes** incl. **35% Affordable Housing** (10% shared ownership and 25% social rent) and **Community Land Trust**

A range of retail and workspaces across a range sizes and affordability

c.60 Apprentices over the development programme

3 acres of new public open spaces including a **120m linear park**- length of 5 tennis courts.

Work experience placements and **paid internships**

3300sqm of **new residential** and **public play space** for all ages (equivalent to 3 Olympic sized swimming pools)

London Neighbourhood Scholarship (3 year Architecture programme)

4,800 sqm new Morrisons store with free public parking retained

370 permanent jobs Generated from the non-residential uses

5,700 sqm New commercial and retail space (incl. workspace and offices)

c.200-250 FTEs Construction jobs

Household spending c.£83m additional spending generated from new households

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Meanwhile uses

THE AYLESHAM PECKHAM

Indicative Timeline and Phasing

Throughout our consultation activities, you have told us that Morrisons is an important retail hub in Peckham – providing a new Morrisons is also a key priority in the design brief and site allocation. Our proposed phasing will ensure that there is a Morrisons operating on site throughout the construction process.

Start on site Phase 1 Begins	Morrisons Opening	First affordable homes delivered	Phase 2 Begins with Aylesham centre closing	Completion of all homes, non-residential areas and public realm
Q4 2025	2027	2029	2030	2034



Meanwhile uses

With the phased construction and redevelopment process, there is a potential opportunity for us to provide temporary 'meanwhile uses' on the Aylesham site.

Meanwhile use spaces can take many forms, from community and recreational activities, to arts, culture and commercial uses in empty plots of land or vacant high street properties.

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ART MURAL OPPORTUNITY



ARTS AND CRAFT POP UP STORE

Share what you think with our sticky notes!

To share your thoughts on our design proposals as well as any suggestions you might have in terms of meanwhile uses, please **complete our feedback form** or **online survey.**

scan me

or visit our website:
theayleshamcentre.community/have-your-say/

Thank you

Thank you for taking the time to read about out our emerging proposals. We are keen to hear your feedback as we continue to develop our plans for the Aylesham.

Please join the conversation by completing a feedback form – and sign up to the mailing list if you haven't already, to make sure you receive the latest updates.

Contact us

You are welcome to visit the team at the **Consultation Hub** at **Unit 16A** of the **Aylesham Centre**, which remains open on **Tuesdays (1pm-6pm)** and **Fridays (9am-1pm).**

You can also get in touch via the details below:

EMAIL: hello@theayleshamcentre.community
PHONE: 020 3900 3676

THE AYLESHAM PECKHAM

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You can read more about Berkeley's activities in support of the Peckham community on the website at
theayleshamcentre.community

Progress and next steps

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2023 AUGUST - OCTOBER	2023 NOVEMBER - DECEMBER	2024 JANUARY - FEBRUARY (We are here)	2024 MARCH*	2024 MAY*
Community engagement on local character.	Consultation on design approach.	Consultation on emerging design proposals for the site	Consultation on detailed design proposals	Target submission of a planning application to Southwark Council

*Note: Future times are indicative.







Appendix XXX - February 2024 Peckham Peculiar Advert

THE AYLESHAM
PECKHAM



Help shape the future of The Aylesham!

The new team for the redevelopment of the Aylesham Centre is keen to hear your views on the vision for the future of the site.

Please visit the website at: www.theayleshamcentre.community to see the latest information, access updates on the consultation process and leave your feedback.

Come and meet the team at our **Consultation Hub** located in **Unit 15A of the Aylesham Centre** during our regular opening times on **Tuesdays (1pm – 5pm) and Fridays (9am – 1pm).**

Start your career with us

At Berkeley, our aim is to create employment opportunities that benefit the local community. Working with Southwark Skills Centre and Southwark Works, **we are committed to ensuring local people are able to access the right training, skills and job opportunities to improve their career prospects;** helping them secure long-term, aspirational employment.

The **Berkeley Homes Apprenticeship Programme** finds individuals who have the drive, motivation and desire to succeed and gives them the opportunity and support to do so. The scheme focuses on the individual, with pastoral care and support to help each apprentice through the programme and onwards into employment.

Through our engagement with the **London Neighbourhood Scholarship,** we have committed to supporting a local person through their architecture degree, offering financial support over 3 years from 2024. We also have a wide range of **work experience placements** available for local people to help inspire them to take up careers in the industry.



If you or someone you know may be interested in finding out more about the roles, please get in touch with our dedicated team by emailing: **hello@theayleshamcentre.community.**

Contact us:

Get in touch with the team via the details below:

hello@theayleshamcentre.community

0800 368 7363

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Appendix XXXI - April 2024 Consultation Flyer

THE AYLESHAM
PECKHAM

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Public Exhibition

Share your views on our designs for the Aylesham Centre site, Peckham

Stay up to date and share your views on the evolved proposals for the Aylesham Centre

Our design team has been developing proposals for the redevelopment of the Aylesham Centre and Morrisons store, Peckham. Your feedback to date has been invaluable. We're eager to share these exciting changes with you and show you how your feedback has informed our designs as we prepare to submit our application this Summer.

Please join us at one of our upcoming public exhibition events to explore the designs, engage with our design team, and share your feedback. Event details can be found on the reverse of this flyer.



Join us to see how this plan has evolved

Staying Updated

You can find more information about the project, how to get involved and share your views on our website at:
www.theayleshamcentre.community

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- Site boundary
1. Mountview
2. Peckham Library
3. Peckham Pulse Leisure
4. Centre Peckham Bus Stand
5. Clifton Estate
6. Morrisons Supermarket
7. Aylesham Shopping Centre
8. Harris Academy Peckham
9. Cherry Garden School
10. Peckham Levels
11. Peckham Rye Station
12. Rye Lane Baptist Chapel



Share your views for the Aylesham

Meet the team at one of our consultation events to share your views. You can find us in **the Aylesham Centre, London, SE15 5EW** on the following dates:



Friday
10th May
10am - 2pm

Saturday
11th May,
11am - 3pm

Thursday
16th May,
4pm - 8pm





Drop into the Consultation Hub at Unit 15A of the Aylesham Centre during our regular opening times on **Tuesdays (1pm - 5pm)** and **Fridays (9am - 1pm).**



Contact us:

Get in touch with the team via the details below:

hello@theayleshamcentre.community
0800 368 7363
@Theayleshamcommunityhub

Appendix XXXII - April 2024 E-Newsletter

THE AYLESHAM
PECKHAM

Join us at our first Community Information Session!

We hope you are keeping well.

We invite you to join us at our first Community Information Session, where you can hear from the Council and the project team about key factors that have informed our design approach.

You can find us in **the Aylesham Centre, Unit 15, London SE15 5EW** on **Wednesday 24th April, 6pm-7:30pm**.

As a reminder, you can also drop by the Consultation Hub at Unit 15A of the Aylesham Centre every Tuesday between 1pm and 5pm and every Friday between 9am and 1pm to chat to the team.

Please get in touch with us if you have any questions by emailing the team at hello@theayleshamcentre.community or calling us on 0800 368 7363.

Kind regards,

The Aylesham Centre Consultation Team

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Appendix XXXIII - May 2024 Southwark News Advert

THE AYLESHAM
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Public consultation

Share your views on our designs for the Aylesham Centre site, Peckham

Our design team has been developing proposals for the redevelopment of the Aylesham Centre and Morrisons store, Peckham. Your feedback to date has been invaluable. We're eager to share these exciting changes with you and show you how your feedback has informed our designs as we prepare to submit our application this Summer.

Please join us at one of our upcoming public exhibition events to explore the designs, engage with our design team, and share your feedback.

Join us to see the evolved plan

Meet the team at one of our consultation events at the Aylesham Centre (Unit 15) on Thursday 16th May and Saturday 25th May to find out more and share your comments and questions on our evolved plan for the site.



Or drop into the Consultation Hub at Unit 15A of the Aylesham Centre during our regular opening times on **Mondays (1 - 5pm)**, **Tuesdays (1pm - 5pm)** and **Fridays (9am - 1pm)**.

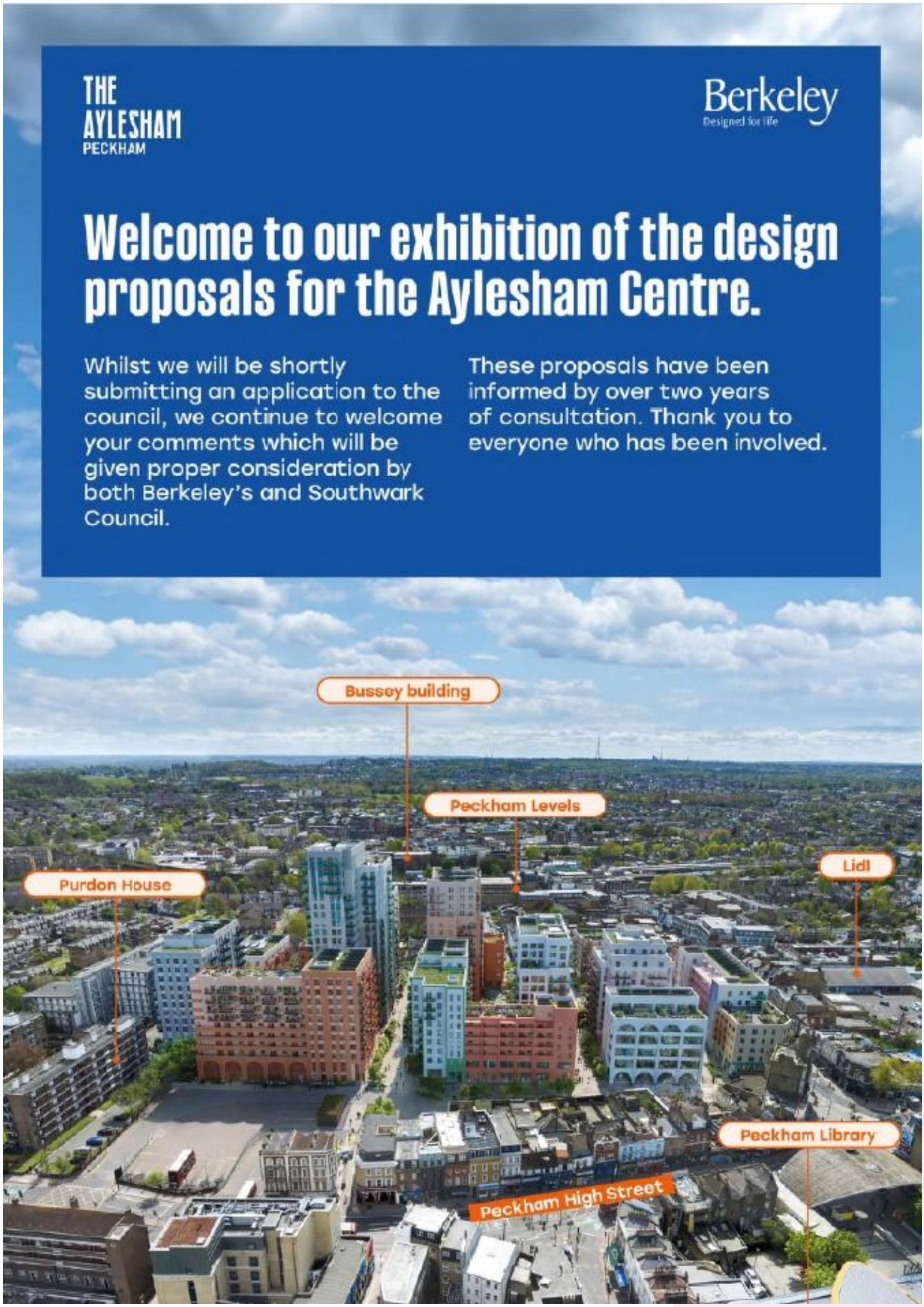
Contact us:

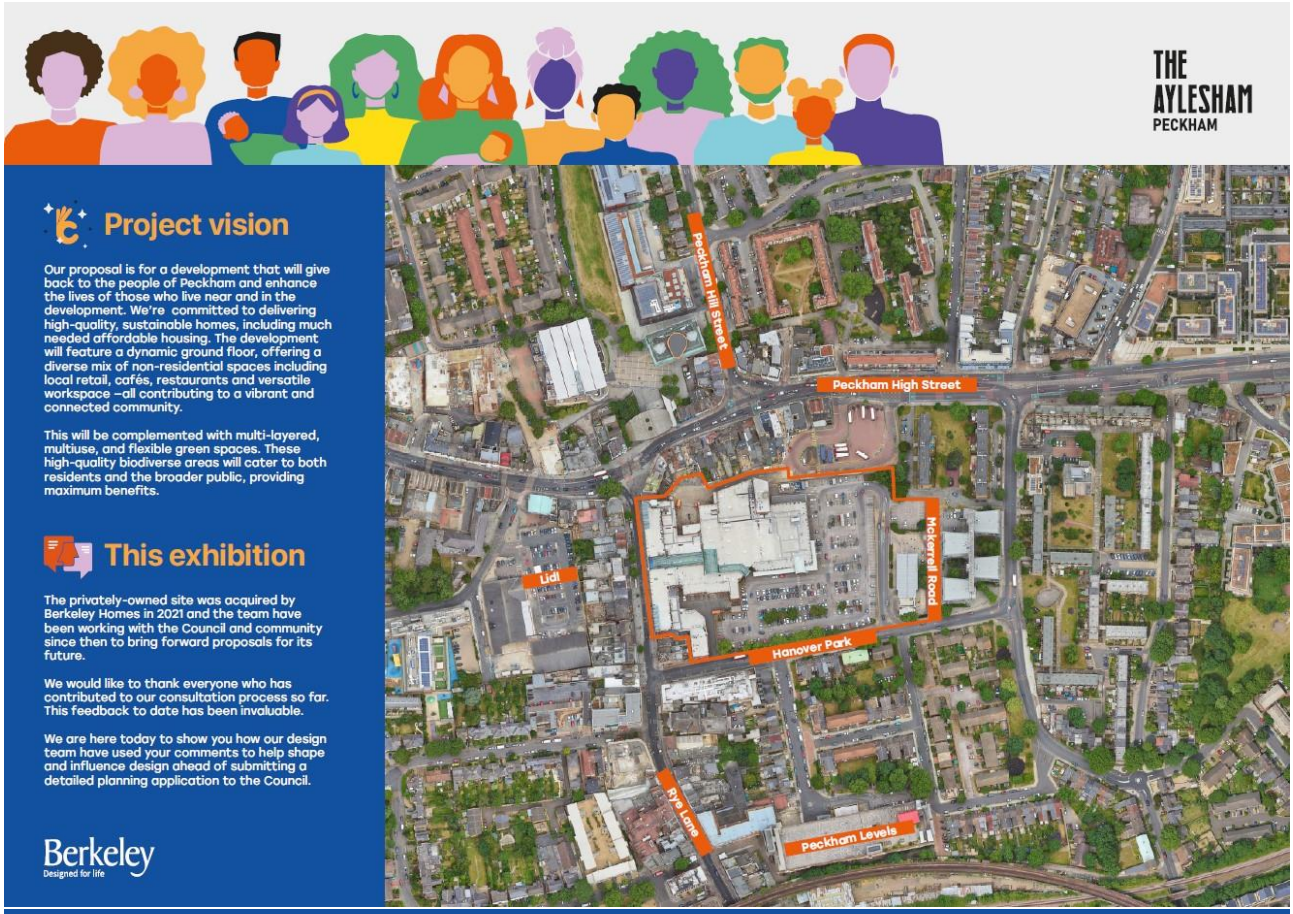
You can find more information about the project, how to get involved and share your views:

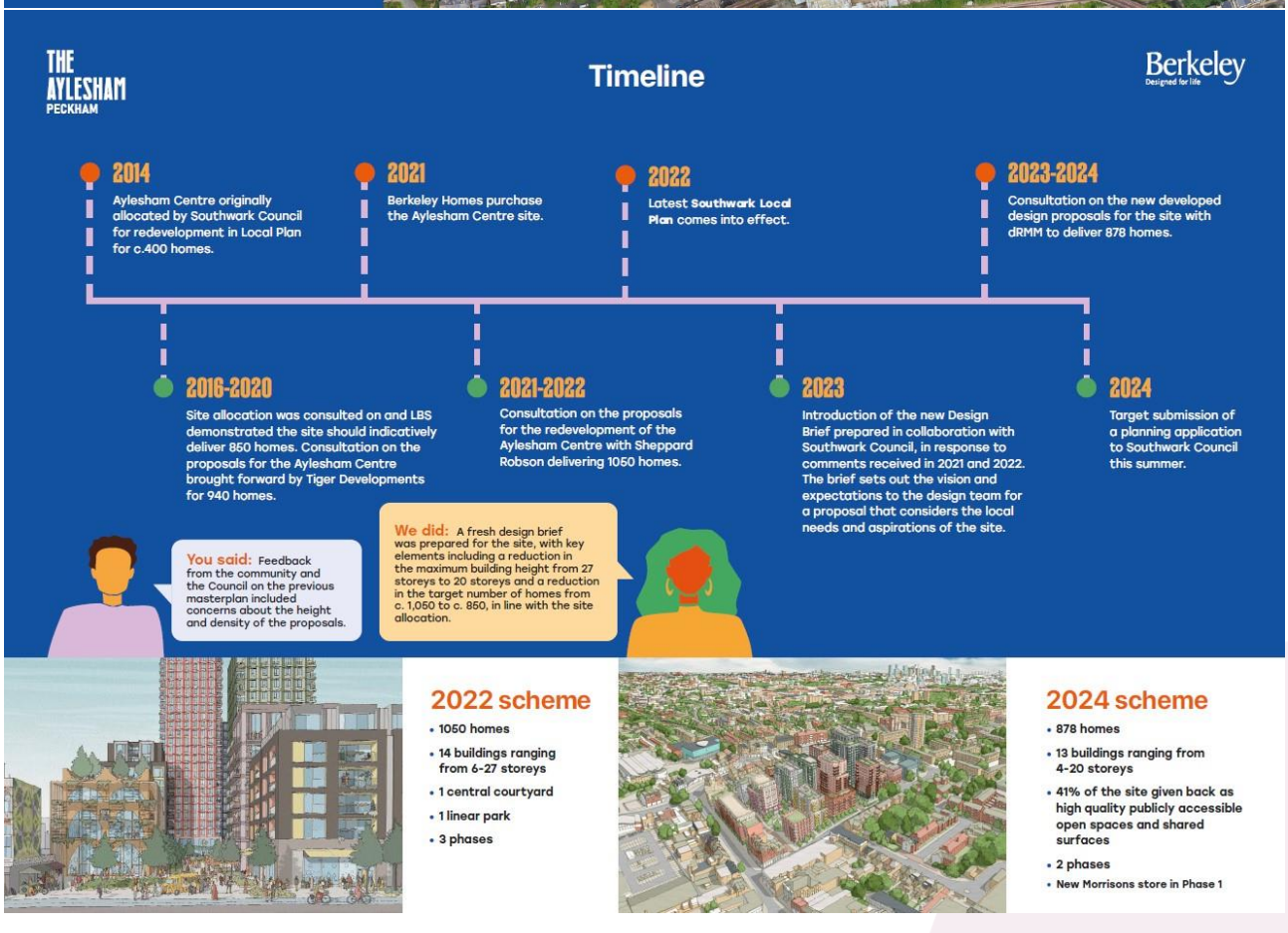
www.theayleshamcentre.community
hello@theayleshamcentre.community
0800 368 7363
@Theayleshamcommunityhub

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Appendix XXXIV - Spring 2024 Exhibition boards







2022 scheme

- 1050 homes
- 14 buildings ranging from 6-27 storeys
- 1 central courtyard
- 1 linear park
- 3 phases

2024 scheme

- 878 homes
- 13 buildings ranging from 4-20 storeys
- 41% of the site given back as high quality publicly accessible open spaces and shared surfaces
- 2 phases
- New Morrisons store in Phase 1

Public consultation

Over recent months, the team have continued to engage with local residents, community representatives, youth and older people's groups and local businesses, inviting further feedback and suggestions to help us shape the design proposal.

A full breakdown of our engagement activities, the feedback received, and our responses to key feedback themes will be set out in the Statement of Community Involvement and Engagement Summary submitted as part of the application. This is in line with the Council's requirements and expectations, as set out in the Development Consultation Charter.

2021 – 2022 consultation headlines

- 101 engagement meetings
- 4 pop-up sessions
- 8 drop-in events
- 3 youth events

2023 – 2024 consultation headlines

- 163 engagement meetings
- 5 pop-up sessions
- 12 drop-in events
- 6 youth events
- 6 walk and talk sessions

Key themes, what we've learned so far

- Recognition of diversity and vibrancy in Peckham.
- Need to consider local character and neighbours' amenity in the overall design approach.
- Awareness of the challenges for the existing Town Centre, with a keenness to see a varied retail offer that complements local provision.
- Support for safe, attractive and green open spaces for the community.
- A desire to ensure that the design team works with the community throughout the consultation and development process.
- Support for affordable housing accommodating local families.



JANUARY 2024 DROP-IN SESSION


COMMUNITY CHAMPIONS PANEL SESSIONS



COLLAGES FROM THE COMMUNITY CHAMPIONS PANEL

The project vision

Our vision is for a development that is uniquely Peckham that positively contributes to the continued success of the town centre.

The development will create a significant new open space in the town centre, and safe pedestrian routes across the site with a diverse mix of shops, cafés, restaurants and workspace –all contributing to a vibrant and connected town centre.

We are committed to delivering high-quality sustainable homes, including affordable housing for existing Southwark residents on the housing waiting list.

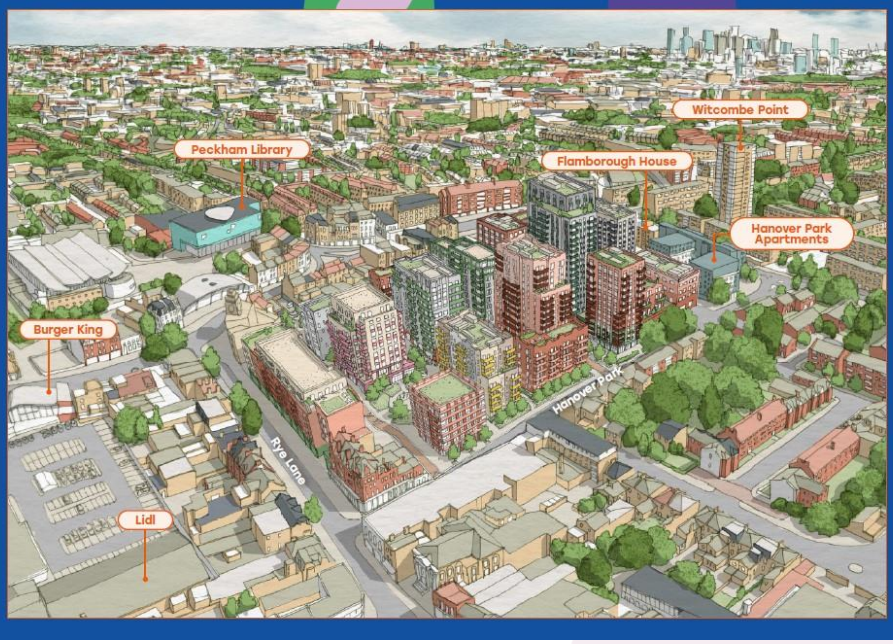
Our proposals have been designed by five local architectural practices who have worked hard to make sure the proposals are:

1. Inspired by the existing character and communities of Peckham to make them distinct and uniquely of the local area.
2. Sensitive to the local area by being as low as possible at the edges with the tallest building in location that works best with local views and neighbours.
3. Meeting the aspirations of the council and needs of the local community.

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You said: Feedback across our consultation activities has identified building heights as a key priority – with a broad keenness that the development should respect the surrounding context and minimise visual impacts on neighbours and on local and strategic views.

We did: Our design approach is based on a layering of heights across the site, with taller buildings located towards the south and east to minimise impacts on key views and respond to the surrounding context.



THE AYLESHAM
PECKHAM

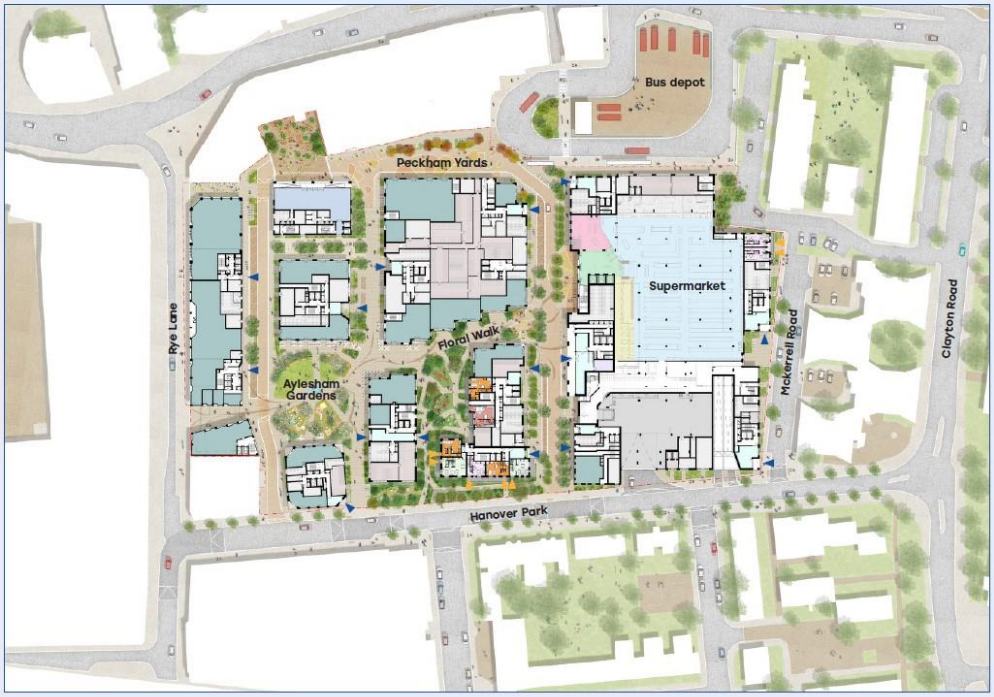
The ground floor experience

THE AYLESHAM PECKHAM

Overview

3300sqm of public play space equivalent to 3 Olympic sized swimming pools

3 acres of public open space equivalent to 46 tennis courts



Key:

Residential

Cycle stores

Homes

1 bed

2 bed

3 bed

Building entrance

Home entrance

Total Retail, Leisure and Commercial (10,936 sqm) (GIA)
(Use Class E / Suis Generis) comprising:

Workspace
(Use Class E(g) 2,715 sqm (GIA)

Flexible Retail, Leisure and Commercial
(Use Class E(a-g) / Suis Generis) 3,780 sqm (GIA)

Supermarket
(Use Class E(a) 4,440 sqm (GIA)

Lobby

Cafe

Service yard

Shop floor

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Public spaces Aylesham Gardens

Aylesham Gardens forms part of our Garden Walk, a key pedestrian desire line from Rye Lane towards the new, upgraded Morrisons. It is located in the south-western part of the site, providing a light and safe area to enjoy.

Aylesham Gardens will be the heart of the open space within the redevelopment, which residents and visitors will enjoy experiencing and will want to return to.

The space will include:

- An open lawn area to accommodate outdoor activities
- Bright, colourful plants and flowers.
- Spill out space to cafes and restaurants
- A play area
- A water feature

You said: The look and feel of new landscaping was identified as a key priority by the Community Champions Panel, who noted the need to prioritise accessibility and a welcoming atmosphere.

We did: Our design team appreciate the input received from the Panel on the look and feel of the ground floor and this has been reflected in the choice of materials, colours and shapes.





Public spaces Green links

Our **green links** will provide a significant improvement to the pedestrian experience of the site and around the Aylesham Centre. This will help to activate the ground floor experience for residents, shoppers and visitors. Lighting for all hour access and wayfinding signage enhances the use and enjoyment of these spaces.

The green links will include:

- Comfortable seating for all ages
- Cycle parking
- Integration of plants and flowers

You said: Feedback from our public consultation events has identified broad support for new greenery on the site.

We did: Our proposals introduce a variety of tree and plant species which will create a biodiverse environment and promote health and wellbeing for residents and visitors alike.







Public spaces Peckham Yards

Peckham Yards will provide a vibrant and fun social space for Peckham residents, visitors and shoppers. Its flexibility for events as well as art integration makes it a memorable space that is very much of the urban character of Peckham.

Peter Collinson passage (who was a botanist residing in Peckham) will act as a gateway from Rye Lane into Peckham Yards. In this space visitors will be able to socialise and engage with local art.

Peckham Yards will feature:

- Restaurants and cafes
- Space for community gatherings
- Bright bold, fun, colours
- Art integration to aid in wayfinding and rooting within the existing urban context of Peckham
- Strategic lighting for night-time use & attraction

1. Flexible group seating opportunities
2. Catenary Lighting
3. Biodiverse planting
4. Moveable fruit tree planting in pots
5. Pots with planting to passage to Rye Lane
6. Service access
7. Opportunity for chalkboard play
8. Cycle parking
9. Flower motifs within paving design





You said: A key priority for our Community Champions Panel was the provision of 'dwelling spaces' for young people that are safe and welcoming.

We did: Our design has provided specific spaces for young people within the masterplan, carefully considering the priorities raised regarding safety and accessibility.





How the vibrancy of Peckham has influenced our designs

Over the last few years we have been learning what Peckham means to the community and how we can add to the area's vibrancy and uniqueness. We have been inspired by the architecture, use of colour, visible creativity, and wonderful spaces in and around the town centre.

Exploring the unique character of Peckham with nimtim Architects

nimtim architects have been researching the history and character of Peckham. They have considered how buildings, streets and spaces developed over time, what they look like now, and how they are used.

The research demonstrated how different each side of the site is in terms of its historical development, architecture, landscape, streetscape, and use, and how the design of new buildings need to carefully consider how they meet existing neighbouring streets and buildings.

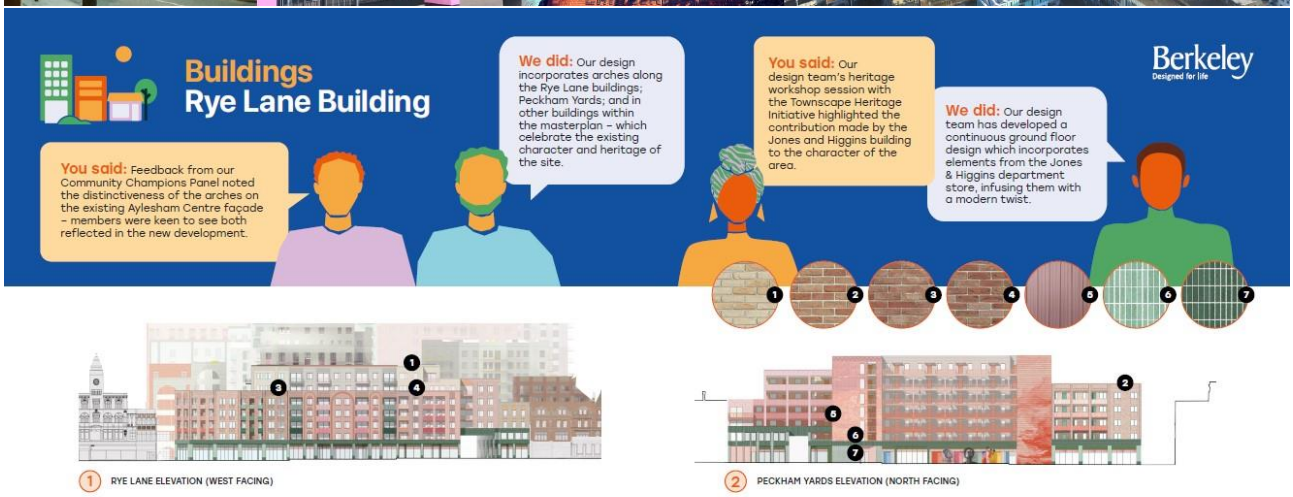
The business ecosystem of Peckham Town Centre

Jas Bhalla Architects have been mapping the town centre to better understand the diverse business community of chain stores and independent medium, small and micro businesses.

Peckham has a rich history as a town centre, with Rye Lane a popular and important shopping destination serving a large, local community. The designs have taken inspiration from this by providing different scales of spaces suitable for different types of businesses from larger chain stores, to smaller independent retailers and micro start-ups.

A business relocation strategy will be submitted as part of this planning application to ensure that we are able to support our existing tenants and retain a good mix of national and independent traders on site. We have continued to work with our existing tenants to keep them updated about timings and to understand their mid to long term needs. Our commercial strategy is centred around providing a mix of flexible spaces to suit a range of businesses, futureproofing the ever changing market. We will continue to work with traders alongside Tree Shepherd to support these businesses and ensure impacts are minimsed.





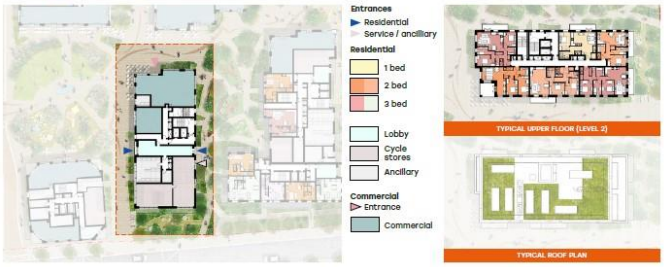
1 RYE LANE ELEVATION (WEST FACING)

2 PECKHAM YARDS ELEVATION (NORTH FACING)

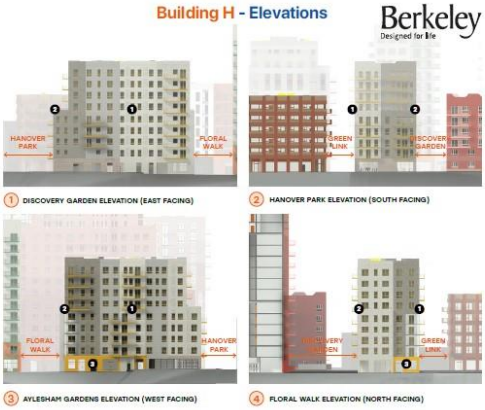


Buildings H & Q

Building H - Floorplans



Building H - Elevations

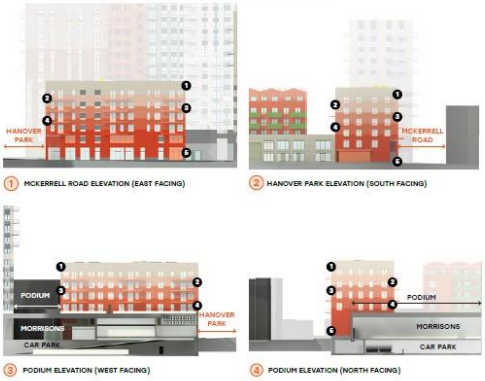


Building Q - Floorplans



THE AYLESHAM PECKHAM

Building Q - Elevations

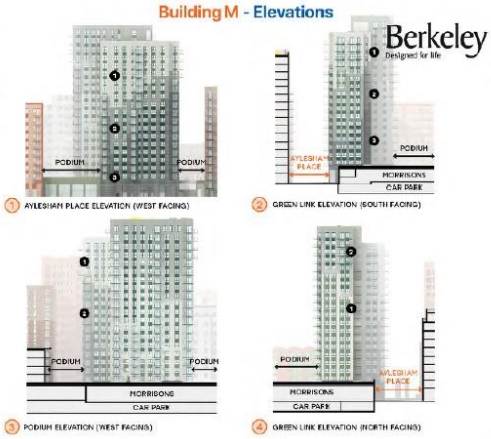


Buildings M & E

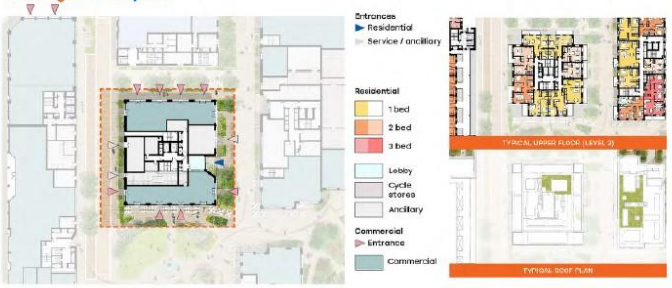
Building M - Floorplans



Building M - Elevations

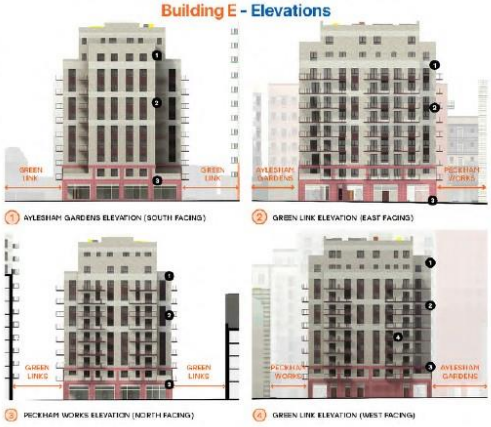


Building E - Floorplans



THE AYLESHAM PECKHAM

Building E - Elevations



New homes meeting local needs

The redevelopment of the Aylesham site will provide **35% affordable housing** including **25% social rent** for existing Southwark residents on the housing waiting list and 10% intermediate affordable (Shared Ownership and a Community Land Trust).

This will be secured as a binding commitment as part of the Section 106 legal agreement if the application is approved – and Southwark Council has the power to enforce this. Once the application is approved and development underway, Berkeley will secure a Registered Provider (E.g a housing association/the Council to manage the affordable housing).

The high-quality homes will meet or exceed the latest design standards and policies for space standards, residential design, and wheelchair accessible and adaptable housing.

Housing tenures

To ensure that we create a range of homes for a range of different people, we will deliver a number of different housing products to help foster a mixed and balanced community.

Market sale homes will support the delivery of affordable housing and are marketed to UK buyers first.

Social rent homes are available to those on Southwark Council's housing waiting list and are managed by a Registered Provider e.g. a housing association. The average Council rent for a 2-bedroom property in Southwark is £106.10/week.

Shared Ownership homes allow for a gradual purchase of a portion of the property, providing an alternative way onto the property ladder. The combined household income to be eligible for Shared Ownership is between £26,000 and £90,000 per year.

The Community Land Trust (CLT) explores the opportunity to take on and manage a proportion of the proposed intermediate housing. CLT property prices are linked to local wages.

You said: All homes should have outdoor space.

We did: All homes have balconies in line with policy requirements. All 3 bedroom homes have 10sqm balconies.

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Site-wide strategies

Phase by phase break down

Phase 1
- **393 homes**
- **Residential mix**
  45% 1 bed
  37% 2 bed
  17% 3 bed
- **35% AH (LBS methodology)**

Phase 2
- **485 homes**
- **Residential mix**
  43% 1 bed
  35% 2 bed
  22% 3 bed
- **35% AH (LBS methodology)**

Residential: 1 bed, 2 bed, 3 bed
Commercial: Workspace



Geraldine
Woodberry Down Social Rented resident

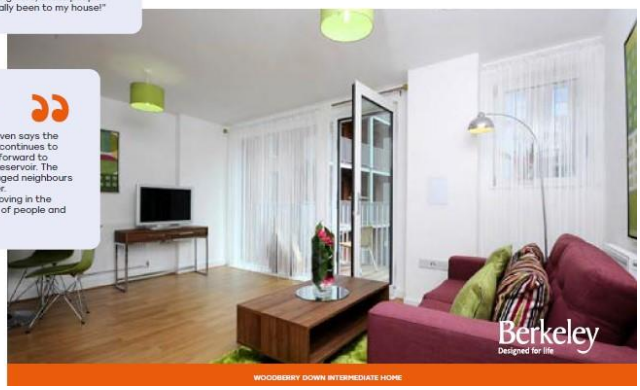
"I'm really happy here – the new building has brought the neighbourhood closer together," she says. "There were people who lived all over the estate before and I saw them from time to time but we never said hello to each other. But now I'm living here, these people have actually been to my house!"


TYPICAL LAYOUT 2B4P = 769sqft


TYPICAL LAYOUT 3B6P = 1076sqft

Steven
Woodberry Down Intermediate resident

Since redevelopment began, Steven says the area has improved radically and continues to do so – he's particularly looking forward to the park being built around the reservoir. The redevelopment has also encouraged neighbours to get to know each other better.
It's a real community now. It's moving in the right direction. I'm meeting a lot of people and making a lot of friends.



WOODBERRY DOWN INTERMEDIATE HOME

Part of the town centre Movement

All open space at ground level will be accessible to the public at all times. New routes have been designed to be pedestrian friendly and fully accessible.

Vehicular movements for deliveries, the emergency services, and servicing will be carefully managed, with public safety paramount. To help improve pedestrian safety, we will be providing new, safe pedestrian crossings over Hanover Park, and carefully designed access points onto our site.

New residents will not be eligible for local car parking permits and there is no resident car parking on site except for five blue badge spaces.

New residents will have access to extensive secure cycle parking facilities – 8 in total with two as centralised cycle hubs. In addition, there will be 115 cycle parking stand available on site for anyone to use.

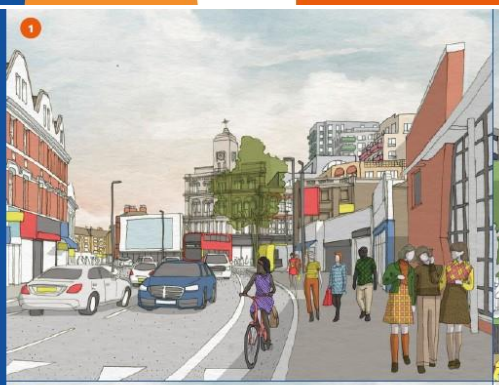
Bus stand

The bus stand owned and operated by Transport for London (TfL) and outside of our site, and bus services will not be affected by our development.

We have heard about problems with the bus stand during our public consultations and have been speaking to the council and TfL about what improvements might be possible.

We have discussed:

1. Creating step-free access from our site to the bus stand
2. Opening up a new link to Bull Yard
3. Introducing new landscaping and planting
4. Making better and safer pedestrian crossings
5. Creating a new pedestrian connection to the Clifton Estate











1. View of scheme from Peckham High Street (Burger King)
2. View of scheme from Peckham High Street (East of Purdon House)
3. View of scheme from Purdon House (4th Floor)
4. Bus Stand Improvement in conversation with TfL
5. Hanover Park improvements

Part of the town centre Morrisons

We understand the importance of Morrisons to those that shop and work there, and the wider town centre, and have committed to keeping it open throughout the redevelopment of the site.

Our plans are to build a new and improved store in the first phase, with the Aylesham Shopping Centre and existing Morrisons will remain open throughout construction of Phase 1.

The new store will have safe and secure basement car parking, and visitors to the town centre will remain able to use this free of charge, as they can now. There will be 140 parking spaces including 9 for blue badge users and 8 parents and children spaces.

We anticipate the new Morrisons to open to customers in 2029.



You said: Throughout our consultation, you have told us that Morrisons is a key retail hub in Peckham and that maintaining continuity of provision is important. Providing a new Morrisons is also a key priority in the design brief and site allocation.

We did: Our proposed phasing will ensure that there is a Morrisons operating on-site throughout the construction process.

140 temporary parking spaces will be made available during construction to ensure that the community can continue to shop as you like.



THE AYLESHAM PECKHAM

Part of the town centre Complementing & supporting

While developing our proposals for the Aylesham Centre, we have carefully considered the context of the wider town centre. This has included looking at nearby developments coming forward in the area and how our proposals 'fit in' with the Council's wider regeneration aspirations, as well as understanding the impacts of our proposals on local infrastructure and services.



Wider town centre developments

Southwark Council is bringing forward proposals to open up Rye Lane station, demolishing the existing shopping arcade in front of the station to create a new plaza. These changes are expected to take place alongside Network Rail upgrade works to the station itself, which will include a new course and step-free access to all platforms.

The Council is also planning a major revamp of Peckham Square - including a new public artwork celebrating Peckham and the refurbishment of Council-owned buildings at 91-93 Peckham High Street (opposite the library) to provide a new home for Peckham Platform, a local arts charity.

Considering local services

You said: Feedback received at public consultation events has included questions about the impacts of the development on local education and healthcare provision, given the increase in population.

We expect that the development will generate:

C. **£83 million** in **additional spending** from the **new homes.**

Creating **200-260 jobs annually during construction** and **370 jobs** in the **retail** and **workspace following completion.**

However, additional expenditure in the area won't change the profile of the spend but contribute to the high street. It is estimated that the development will be home to:

c.1,600-1,800 **people** including:

150 pre-school children
110 primary school-age children
60 secondary school-age children (Years 7-11)

Council data shows that there is currently a 30% vacancy rate in Peckham primary schools, which is expected to rise over the coming years and impact secondary school demand.

Additional demand created by new residents moving in can support schools' sustainability and avoid mergers/closures - which have happened in Southwark in recent years.

We did: Our expert consultants Quod have been modelling the anticipated impacts of the development on local services and a detailed assessment will be included in their socio-economic report, which will be submitted as part of the application.

As part of this, they have been looking at existing school and GP provision and assessing this against the projected population of the development - which has been calculated using a formula provided by the Greater London Authority.



About Berkeley Homes

Berkeley is excited to be investing in Peckham, working with such a vibrant and diverse community.

The team have a strong history of working collaboratively with communities and local authorities but understand that Peckham is truly unique. We are committed to working with the community to ensure that everybody can have their say on the evolving plans.



Supporting the Peckham community

Berkeley has been working with the Peckham community since 2021 and is committed to investing in community projects that benefit local people. Since we last saw you this has included:

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You can read more about Berkeley's activities in support of the Peckham community on the website at **theayleshamcentre.community** or by following our Instagram **@theayleshamcommunityhub.**


BLACK HISTORY MONTH EVENT


PECKHAM FESTIVAL 2022


SOUTHWARK BUSINESS AWARDS


PECKHAM HOPE HACK


PECKHAM SOUP KITCHEN VOLUNTEERING


SOUTHWARK COLLEGE CAREERS FAIR


CHRISTMAS AT MERCATO


CHRISTMAS IN PECKHAM


BUILT ENVIRONMENT DAY WITH SOUTHWARK CARE LEAVERS

Our Skills and Training Opportunities for Peckham

At Berkeley, our aim is to create employment opportunities that benefit the local community. We are committed to ensuring local people are able to access the right training, skills and job opportunities to improve their career prospects; helping them secure long-term, aspirational employment.

Throughout the redevelopment of the Aylesham Centre we will provide the following skills and training opportunities:

- **Paid internships** providing paid experience
- **Work experience** across our design team
- **Mentoring opportunities**
- **School engagement** inspiring the next generation
- **Direct jobs** across a range of skills
- **Construction, labour, skills and training opportunities** for local communities
- **Education partnerships** to enable young people to access higher skilled jobs
- **Local procurement** supply chain opportunities
- **Town Centre partnerships** to support local business, area promotion & management

scan me

You can find out more about Berkeley's skills and training opportunities on the website at **theayleshamcentre.community/about/opportunities/**

The 5% Club · INVESTORS IN PEOPLE · Berkeley Designed for life

Approach to construction and meanwhile uses

Construction management

If the application is agreed, Berkeley will work closely with Southwark Council to agree a Construction Environmental Management plan (CEMP).

The CEMP aims to minimise the project's environmental impact and will outline clear guidelines and commitments regarding construction hours, noise mitigation strategies, dust control measures, responsible waste management practices etc.

We will keep local residents updated on the progress of each construction phase and intend to establish a community working group which will review the approach, to ensure that neighbours are respectfully considered throughout the redevelopment.

Berkeley Designed for life

You said: Throughout our consultation, you have told us that Morrisons is a key retail hub in Peckham and that maintaining continuity of provision is important. Providing a new Morrisons is also a key priority in the design brief and site allocation.

We did: Our proposed phasing will ensure that there is a Morrisons operating on-site throughout the construction process.



Indicative Timeline and Phasing

Throughout our consultation activities, you have told us that Morrisons is an important retail hub in Peckham – providing a new Morrisons is also a key priority in the design brief and site allocation. Our proposed phasing will ensure that there is a Morrisons operating on site throughout the construction process.

Start on site Phase 1 Begins	New Morrisons opens, Exisiting closes	First affordable homes delivered	Phase 2 Begins with Aylesham centre closing	Completion of all homes, non-residential areas and public realm
Q4 2025	2029	2029	2030	2034



Meanwhile uses

Under the anticipated construction programme, the Aylesham Centre will remain open until 2030 - and we are keen to ensure that spaces at the Centre continue to benefit the community.

Berkeley has hosted several **Peckham Soup Kitchen** events at **Unit 15**, as well as **exhibiting local artwork** at **Galleria on the Rye**. The team are keen to speak with local community groups who may benefit from spaces on-site in the future - **please do share any suggestions you may have.**



Thank you

Berkeley
Designed for life

for taking the time to read about out our proposals for the future of the Aylesham Centre and Morrisons store, Peckham. We are keen to hear your feedback as we prepare to finalise and submit a planning application to Southwark Council.

Please **join the conversation** by completing a feedback form – and sign up to the mailing list if you haven't already, to make sure you receive the latest updates.

We appreciate all feedback and look forward to continuing to engage with the community throughout the planning process and beyond.

Contact us

You are welcome to visit the team at the **Consultation Hub at Unit 15A of the Aylesham Centre,** which remains open on **Mondays** (1pm-5pm), **Tuesdays (1pm-5pm)** and **Fridays (9am – 1pm).**

You can also get in touch via the details below:

MAIL: hello@theayleshamcentre.community
PHONE: 020 3900 3676
IG: @theayleshamcommunityhub

THE AYLESHAM PECKHAM

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You can read more about Berkeley's activities in support of the Peckham community on the website at

www.theayleshamcentre.community



Appendix XXXV - May 2024 Social Media Advert

