

# 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.

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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.

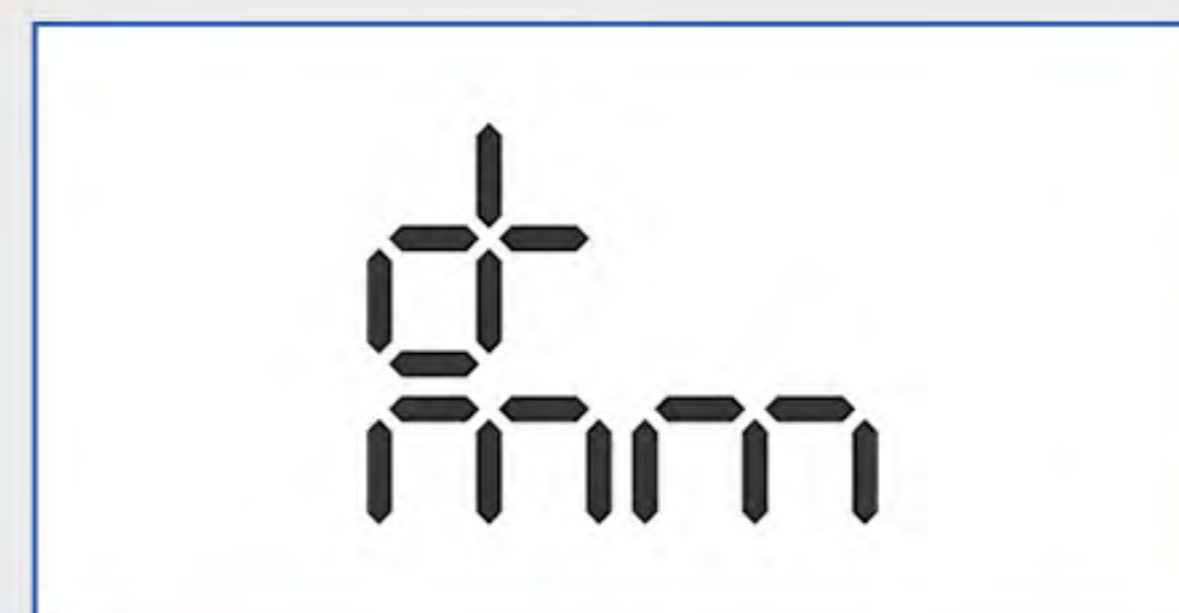


# The design team

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.



## 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.



## 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.



## 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.





**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.



# Introducing our Rye Lane Architects

We are delighted to welcome our new Rye Lane architects, Feix & Merlin and Downen 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.



**Downen Farmer Architects**  
Unit 502, Peckham Levels, 95A Rye Ln,  
London SE15 4ST

**Feix & Merlin Architects**  
Unit C2, Yellow Stairs, Bussey Building,  
133 Copeland Rd, London SE15 3SN

**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



**Downen 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, Downen 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.



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You can read more about Berkeley's activities in support of the Peckham community on the website at [theayleshamcentre.community](https://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

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:

- 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

- ★ 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

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You can find out more about Berkeley's skills and training opportunities on the website at [theayleshamcentre.community/about/opportunities/](https://theayleshamcentre.community/about/opportunities/) or phone us on: 020 3900 3676



# 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.

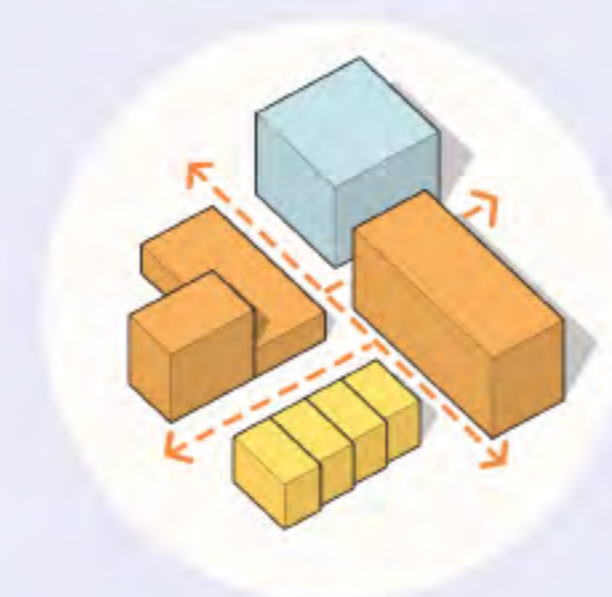
**Masterplan design principles** – the new design team have developed principles responding to the site and brief.

**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.



1 Community engagement



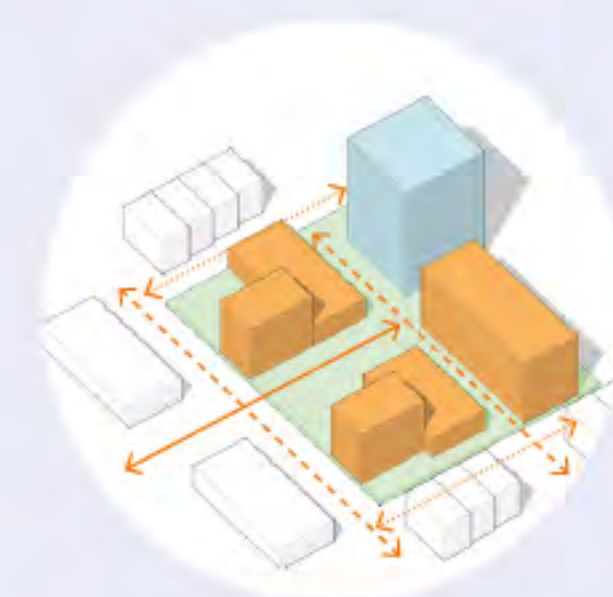
2 Considered connections



3 Accessible public spaces at grade



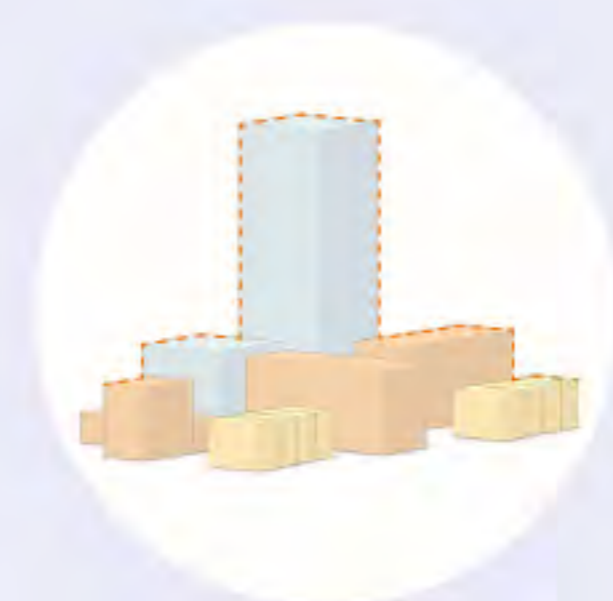
4 Distinct character areas



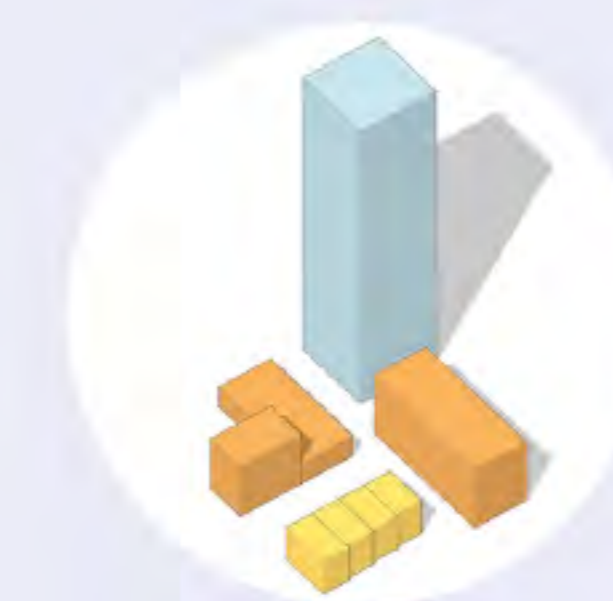
5 Stitching into context



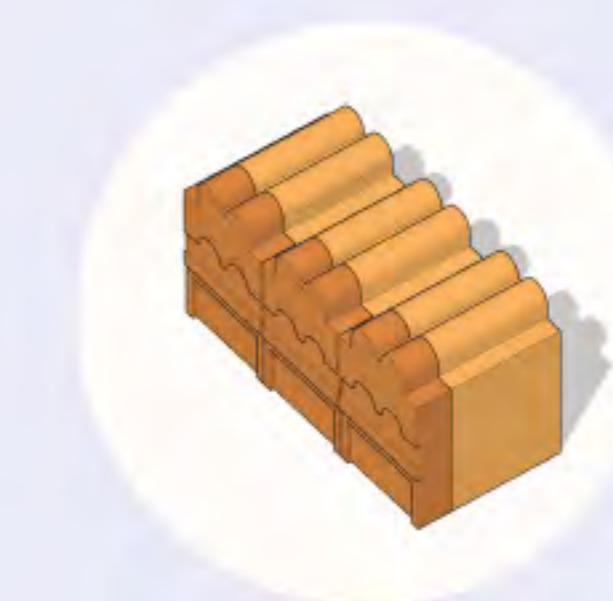
6 Creation of Peckham Yard space



7 Considered connections



8 Accessible public spaces at grade



9 Distinct character areas

## Our design principles



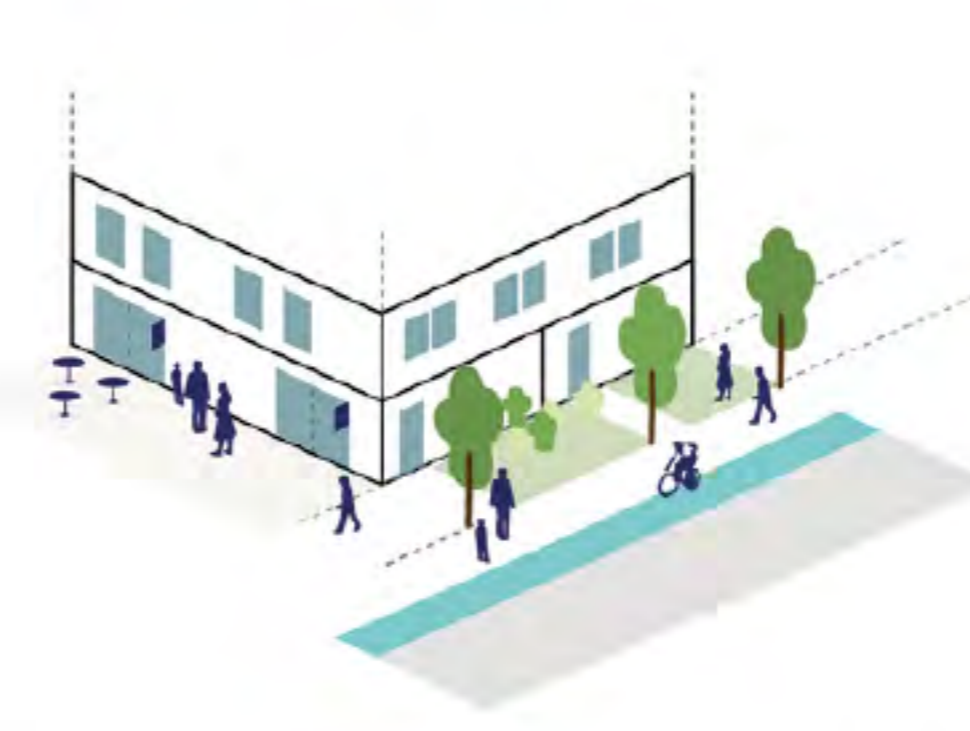
Part of Peckham, welcoming and integrating local context into the development



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




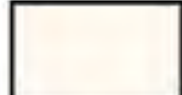









A resilient and sustainable Peckham for the long-term



# Site observations

## 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



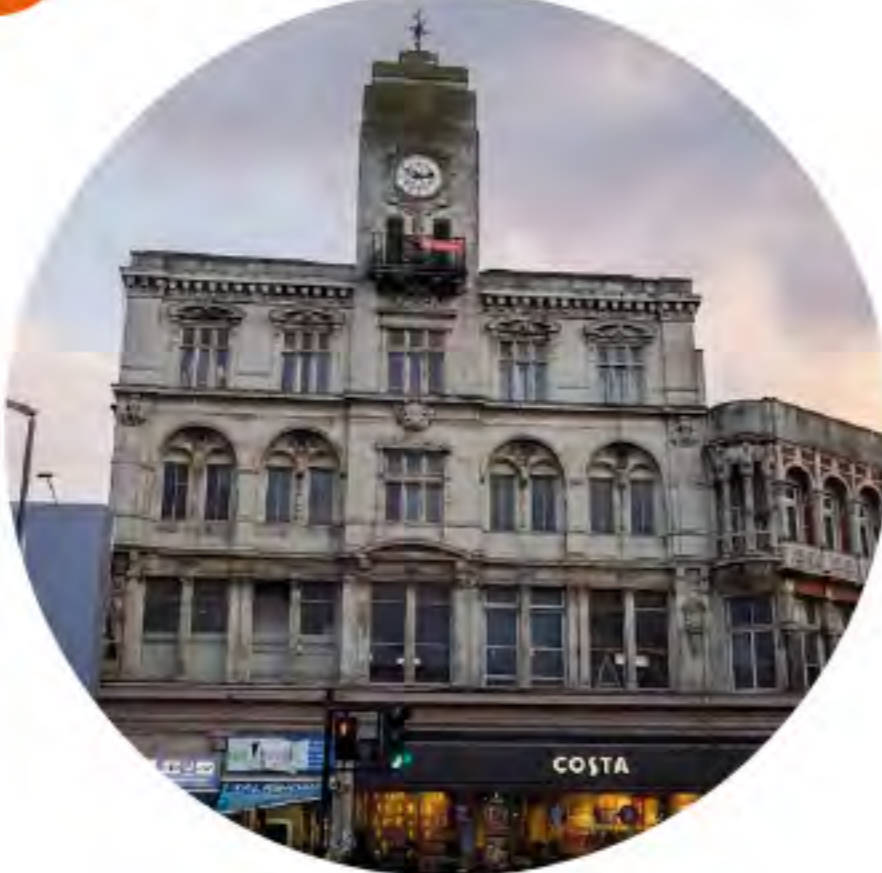
2 Leisure centre



3 Peckham Square



4 Higgins Clock Tower



5 Purdon House



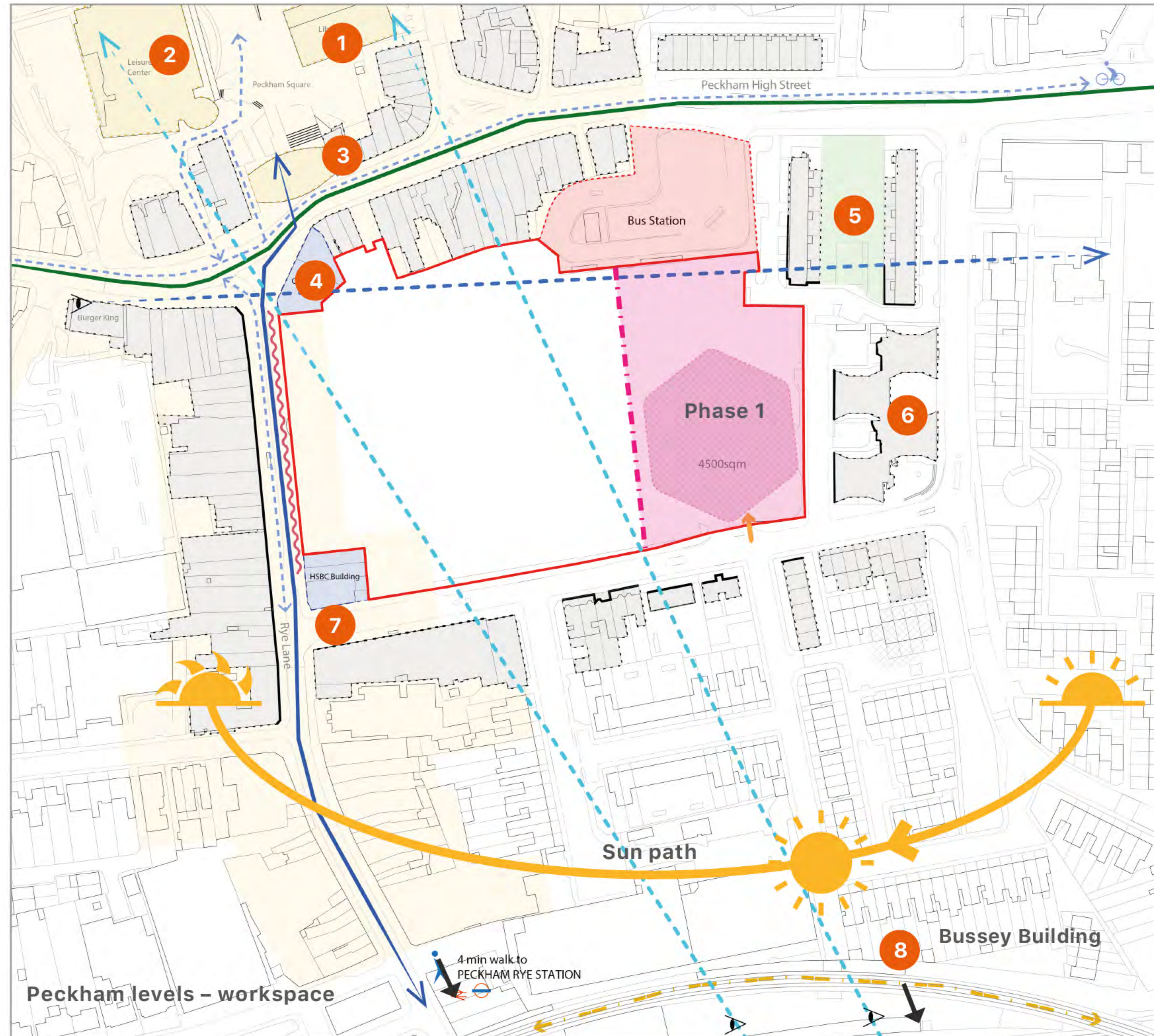
6 Hanover Park Flats



7 Old HSBC building



8 Bussey Building





# 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.

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## 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



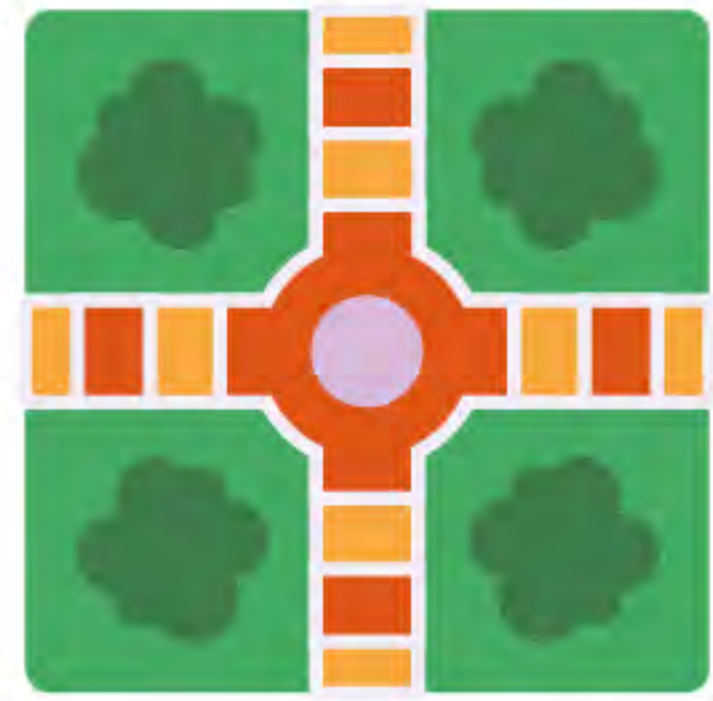
### You said:

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.





# Landscape Approach & proposal

## 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.

### Public acces:

-  Trees
-  Softscape
-  Hardscape

### Residents only:

-  Podium green roofs
-  Accessible green roofs

Existing green and open spaces in Peckham are valued but there are not enough of them.



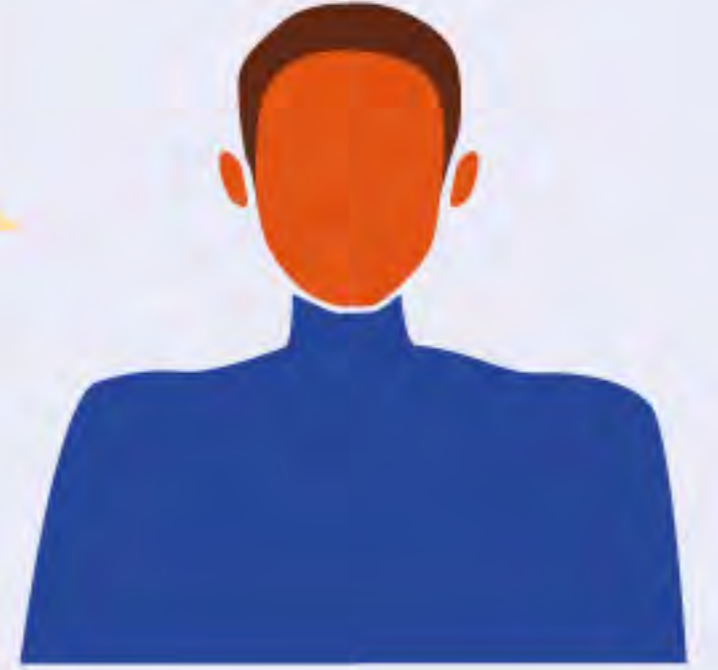
More greenery, seating and space for sport would be welcomed.



## 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.





# Approach to sustainability

**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



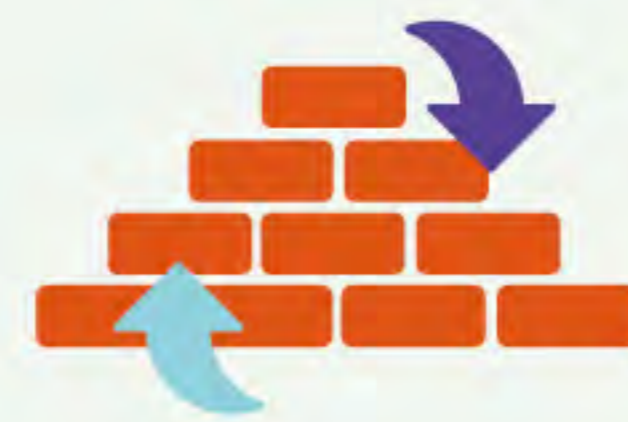
**Promoting sustainable methods of travel** e.g. walking, cycling and public transport – including by improving connections through the site



**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**





# Approach to Buildings & Views



**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.

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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**



VIEW FROM PECKHAM HIGH STREET - PERSPOLIS



VIEW FROM PECKHAM HIGH STREET - BURGER KING



VIEW FROM PECKHAM HILL STREET



# Approach to Buildings & Views

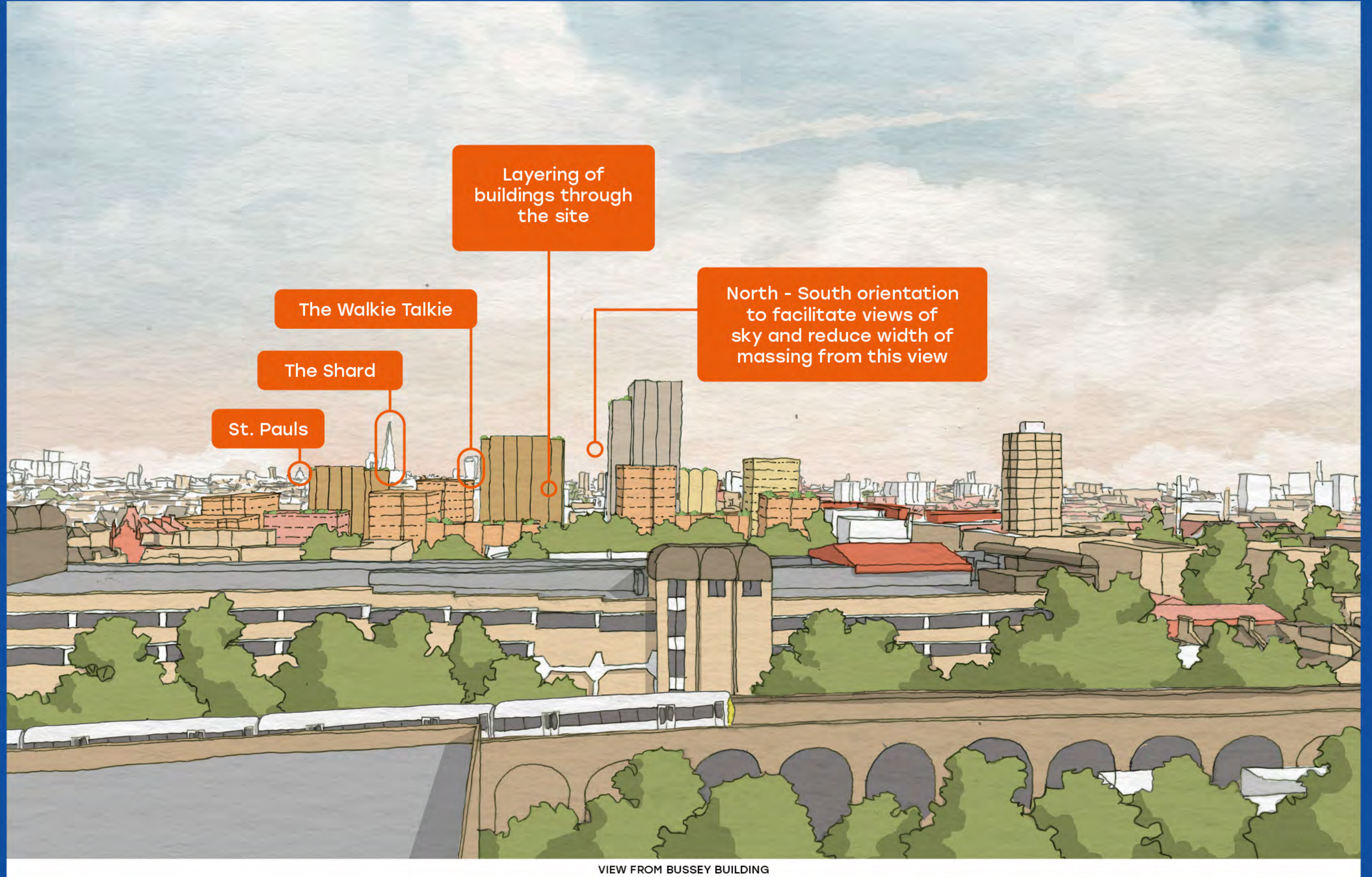
Strategy



Proposal



VIEW FROM CERISE ROAD



VIEW FROM BUSSEY BUILDING



# Design Overview



- 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

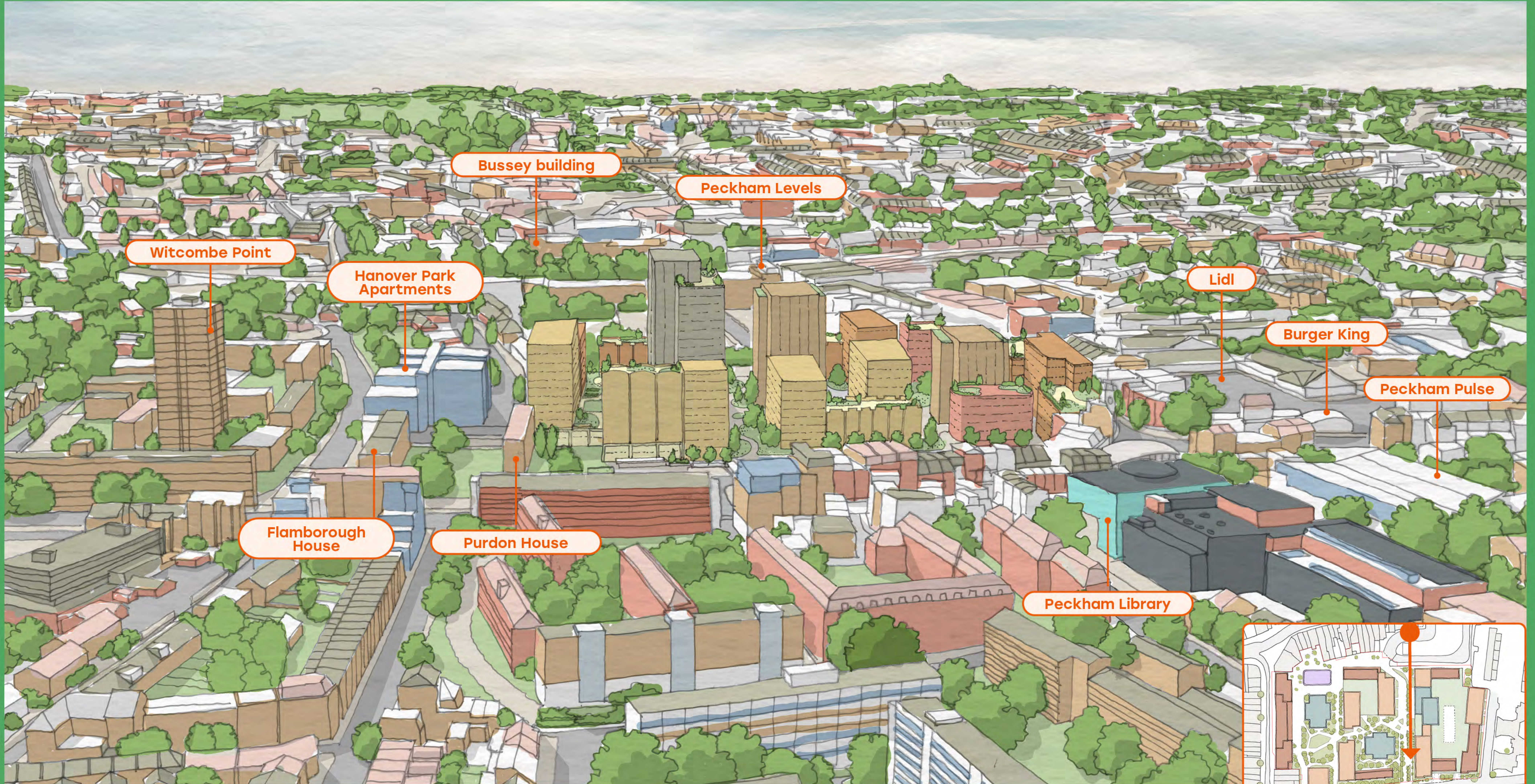
○ Number of storeys





# Design Overview

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# Proposed public benefits



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

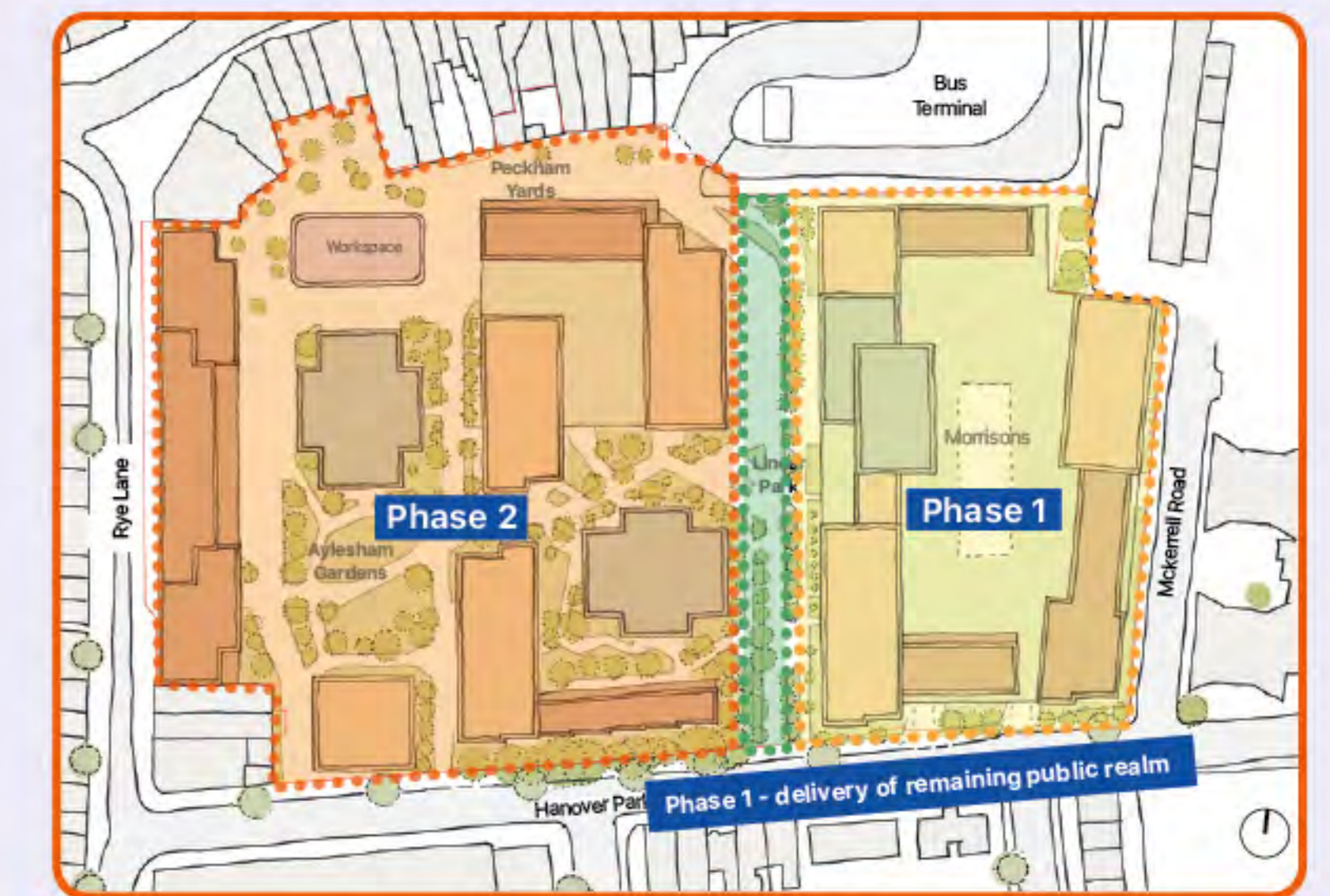


# Meanwhile uses



## 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.



## 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.

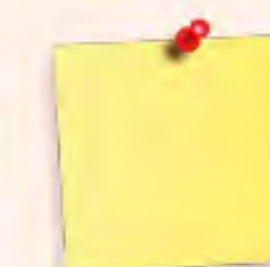


ART MURAL OPPORTUNITY



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.

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or visit our website:  
[theayleshamcentre.community/have-your-say/](https://theayleshamcentre.community/have-your-say/)

# Thank you

Thank you for taking the time to read about 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 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:

**EMAIL:** [hello@theayleshamcentre.community](mailto:hello@theayleshamcentre.community)  
**PHONE:** 020 3900 3676

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You can read more about Berkeley's activities in support of the Peckham community on the website at

[theayleshamcentre.community](http://theayleshamcentre.community)



## Progress and next steps

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2023

AUGUST - OCTOBER

2023

NOVEMBER - DECEMBER

2024

JANUARY - FEBRUARY

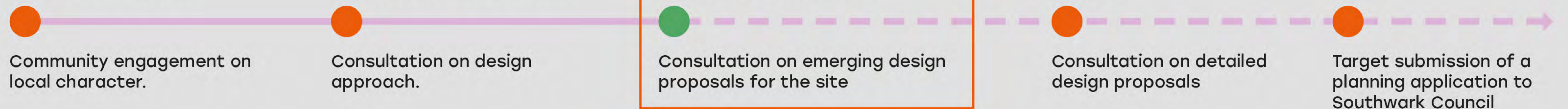
We are here

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.

