



Building J



Overview

Building J is located to the south of the site. The building consists of two adjoining forms. The lower volume (J2) responds to the existing context opposite. It offers ground floor duplexes and is setback from Hanover Park to protect resident privacy, as well as maintaining an existing line of trees.

The taller element (J1) rises towards the centre of the site helping to convey the graded, sitewide approach to building heights. The taller element offers a wide range of dwelling sizes and arrangements. The plan form is stepped to the north so ground floor amenities can interact with Floral Walk.

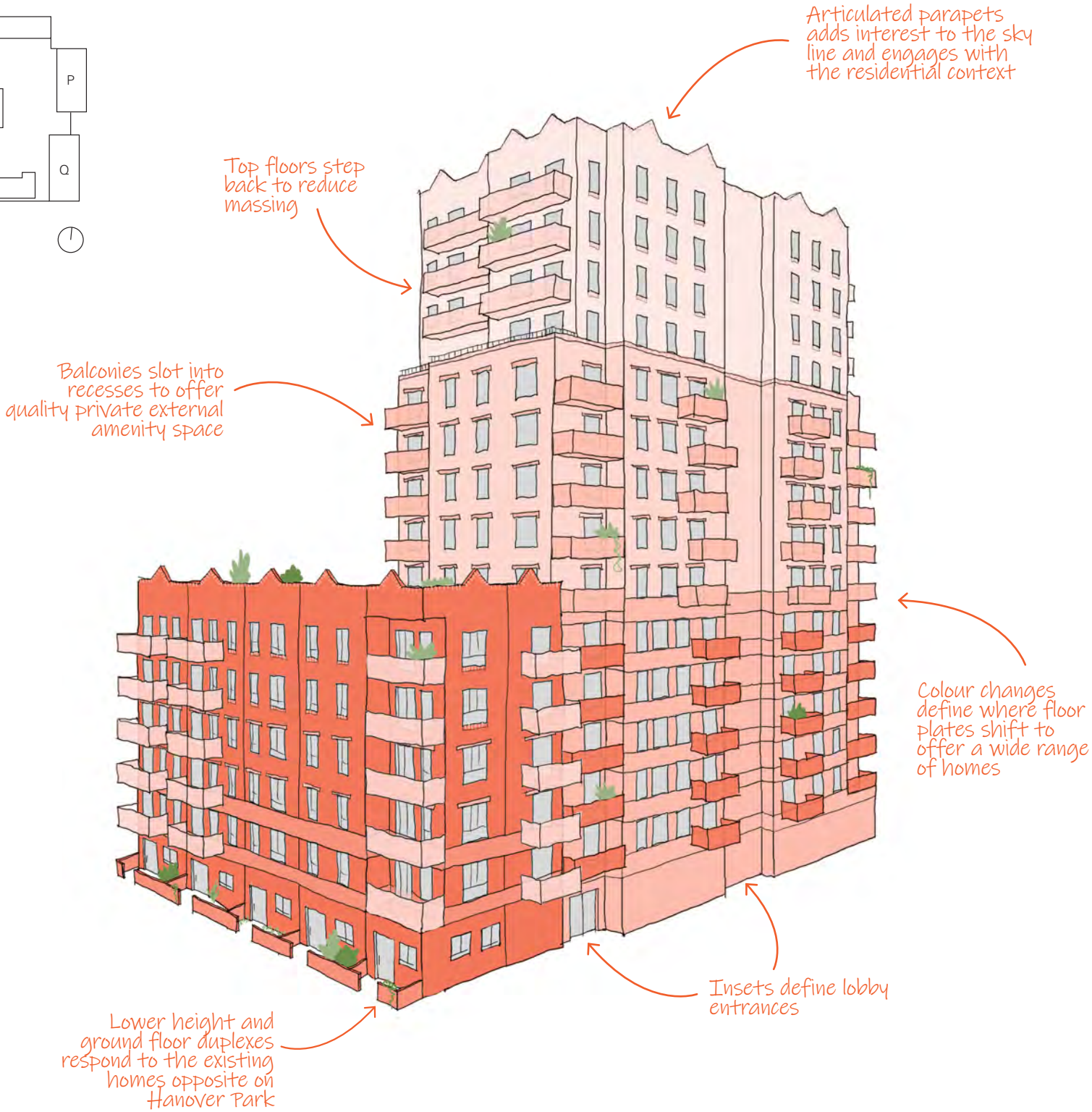
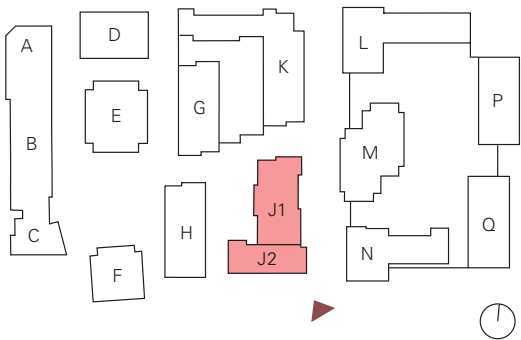
Typical layout

Building J is inspired by the mansion block typology where a cluster of homes is organised around a common core and shared entrance. Consequently the two wings have their own primary cores to provide residents with efficient internal circulation and safety in the event of an emergency.

The typical floors offer a wide range of one- and two-bedroom dwellings. Three-bedroom homes are situated to the top of the building.



Building J typical layout diagram



Building J sketch concept diagram

Scale and massing

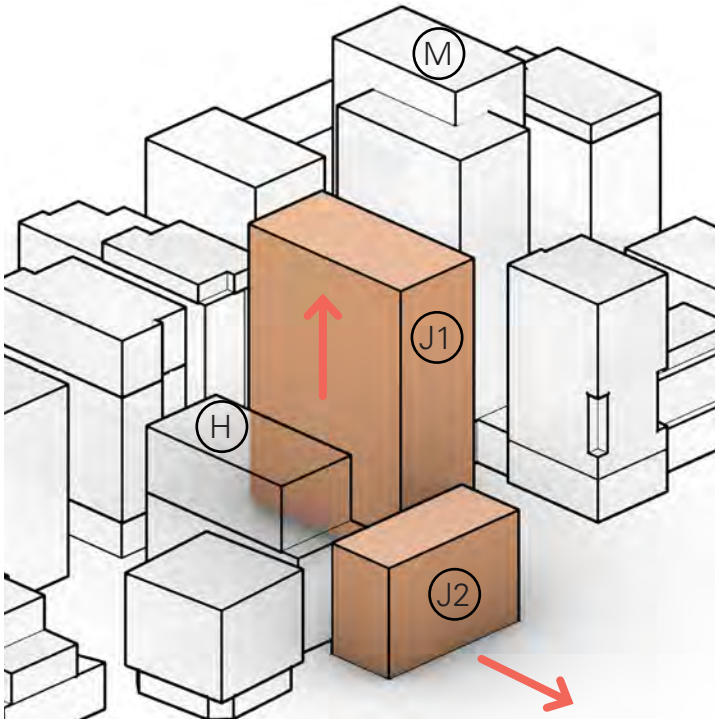
The taller element of building J is 16-storeys, the second tallest building in the masterplan. The southern part of the building is six-storeys tall. Existing and proposed context has driven the development of building J. As the building sits at the perimeter of the site but also extends into the centre, it uses two approaches.

The lower wing responds to the smaller scale residential homes opposite on Hanover Park, and the taller element appropriately rises to be in dialogue with the heights of building M.

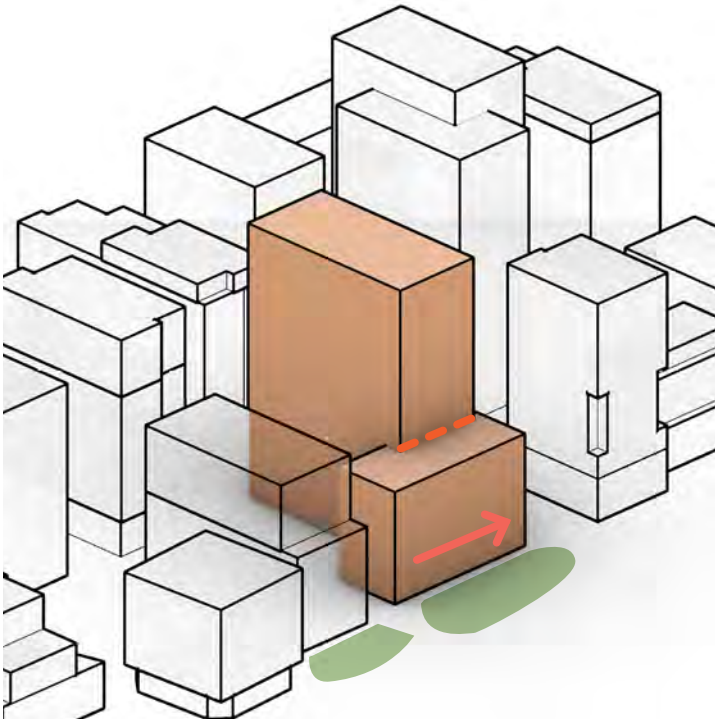
Building J will be visible from many pedestrian routes, both close and far from the site. The form steps as it rises and parapets are articulated to add intrigue and create layered heights in the skyline.



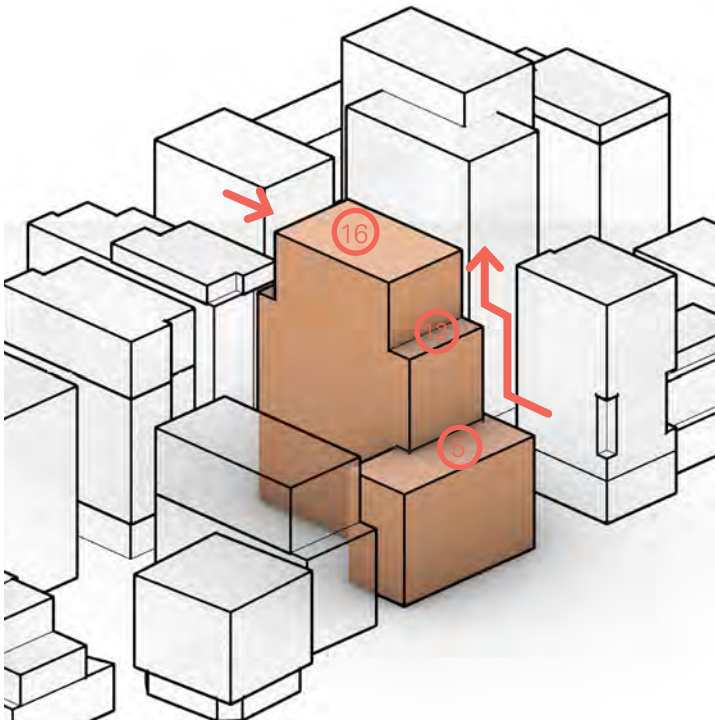
Building J viewed from Cerise Road



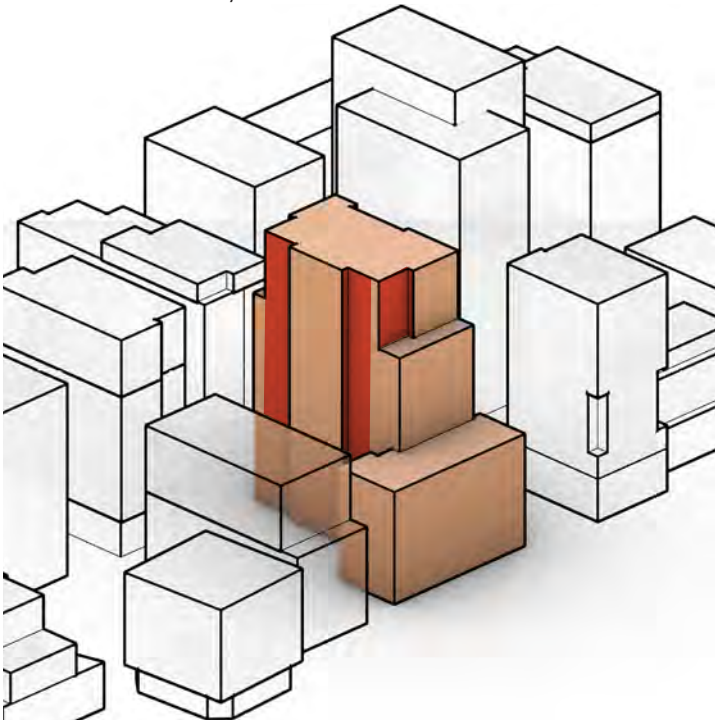
J1 and J2 sit perpendicular to each other. J2 is placed at the site boundary to provide a town house approach while J1 rises to form a mansion block.



J1 and J2 are connected to create a L-shaped block and form a public sheltered open and play space. This improves internal daylighting and the provision of public green space at the site boundary.



J1's changing floor plate gives the opportunity to create terraces and shift the form of the building to respond to adjacent buildings.



J1's corners are recessed to provide semi-sheltered insets for balconies and help diversify the roofscape.

Elevation approach

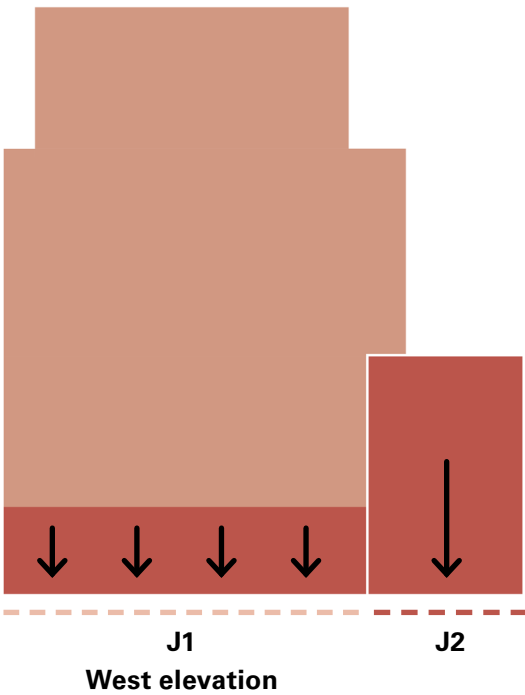
Building J will provide residents with the convenience, security and character of traditional mansion blocks.



Precedent image of traditional mansion block

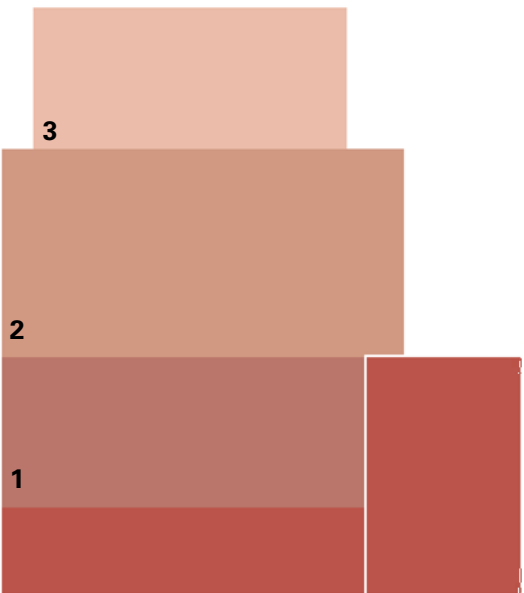
Two grounded volumes

J2 and the base of J1 have the same darker brick colour to express their grounded nature as they contain duplexes and flexible retail, leisure and commercial units which open into the public realm.



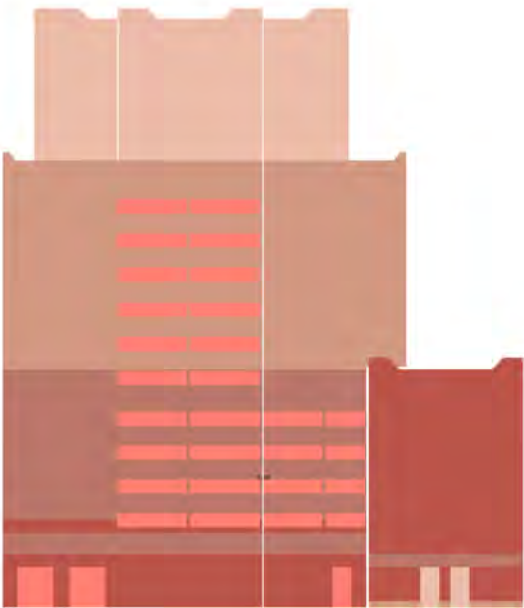
Intentional gradient

J1 consists of three stacks. The colour of the brick facade switches to define where dwellings inside change size and form. The red brick becomes lighter as it rises to tie into the site strategy to provide a layered gradient.

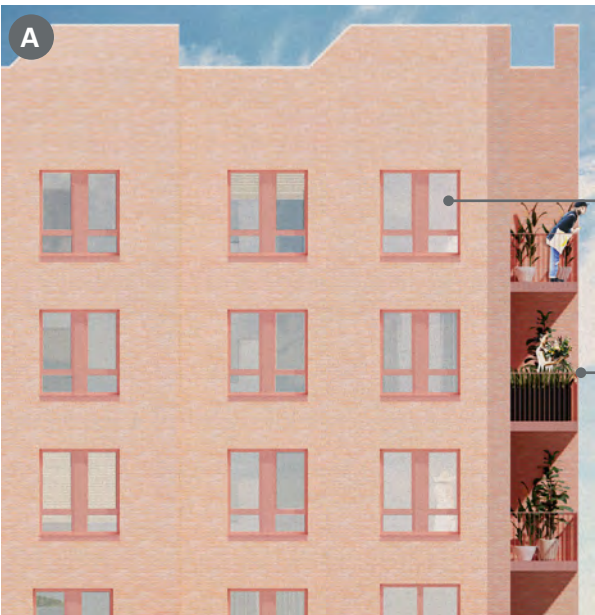


Character

Balconies provide the elevations with horizontal expression, often found on mansion blocks. Stepped parapets are inspired by the characterful articulation dormers bring to city roofscapes.



Accompanying the horizontal gradient of brick, window sizes and placements shift travelling up the building to respond to environmental analysis. Dwellings higher up have smaller windows to reduce solar gain and overheating. Homes on the lower floors have larger windows to maximise natural daylight.



Two panes of operable glazing with solid element in between

Brick colour fades as it rises



Corbelling at low levels adds character to be enjoyed from ground level

Three panes of operable glazing



Building J - key elevation



Residential

Retail

Building J - east elevation



Duplexes

Building J - south elevation

Building J integrates into the existing topography. The ground level lowers to the north. This improves the quality of the flexible retail, leisure and commercial units provided to the base of J1 as their ceiling heights can be generous. As the levels rise to the south, duplexes are designed with more appropriate residential-scale ceiling heights.

Ground floor

The lobby entrances are located on the east side of the building for easy access from the pedestrian and cycle routes along the Green Link.

A high proportion of the ground floor is dedicated to maisonettes. This gives the public realm around building J a unique character. Lobby locations allow for public and private green spaces to the south and west to be enhanced. Duplexes on the southern facade help to maintain and add to the domestic feel on Hanover Park.



Building J - Ground floor plan

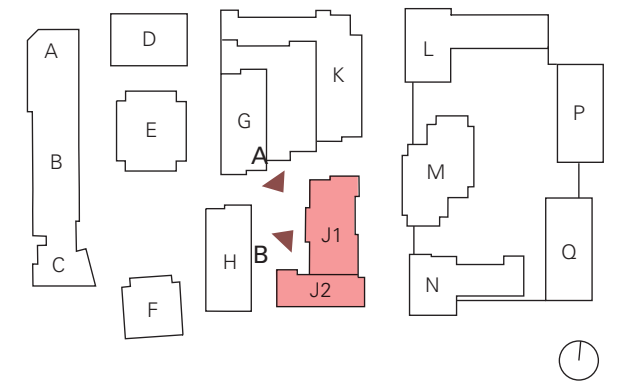


View A - Looking north-east towards building J from Hanover Park



View A - Indicative view looking south towards building J from the Floral Walk

Building J's L-shaped plan creates an implied courtyard sheltered from vehicular noise.



A network of pathways allows the public and residents to explore the shared green space.



Sketch view B - Indicative view looking north-east towards building J from the Discovery Garden

Bay study

The facade is formed using four brick colours with the same underlying hue. At the top of J1 and J2, parapet coping will match the brickwork. The same pale mortar will be used throughout. Coloured metalwork balconies and window frames will be matched to the brick.

In keeping with the mansion block ideology, corbelled banding is confined to the lower levels. Balconies are sized to fill the negative spaces which have been carved out of the main building volumes. These design decisions combine to form a considered and regulated facade.

Recesses in the building offer sheltered waiting spaces and encourage occupation of the ground plane by both residents and the public.



The northern corner of building J, visible walking east along the Garden Walk



Light red / beige brick



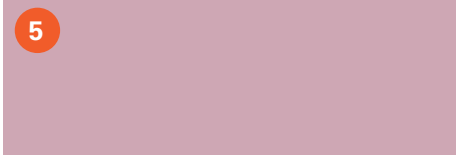
Light red brick



Mid red brick



Glazed red brick



Light pink metalwork



Dusty pink metalwork



Red metalwork



Building K

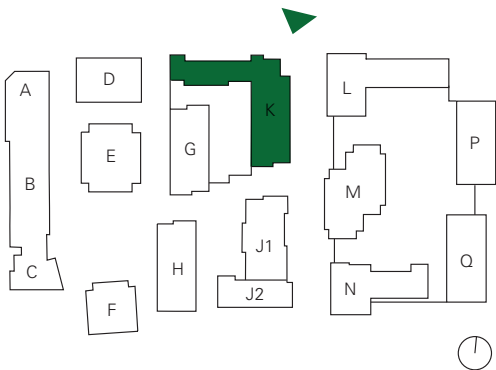


Overview

Location in masterplan

Building K is in the centre of the north of the site, forming an edge to Peckham Yards. It is located at an entry point to the Proposed Development, if entering from Peckham High Street or the bus station. The form of building K is rectangular with a secondary, shorter gallery access wing, mirrored in building L on the other side of the Green Link. Together, the buildings form a gateway into the site.

The building shares a podium garden with its neighbour, building G, also sharing a large cycle hub at ground floor. Retail offerings make up a large portion of the footprint of building K; to the south supporting the retail journey through the site, and to the north activating the yard space.

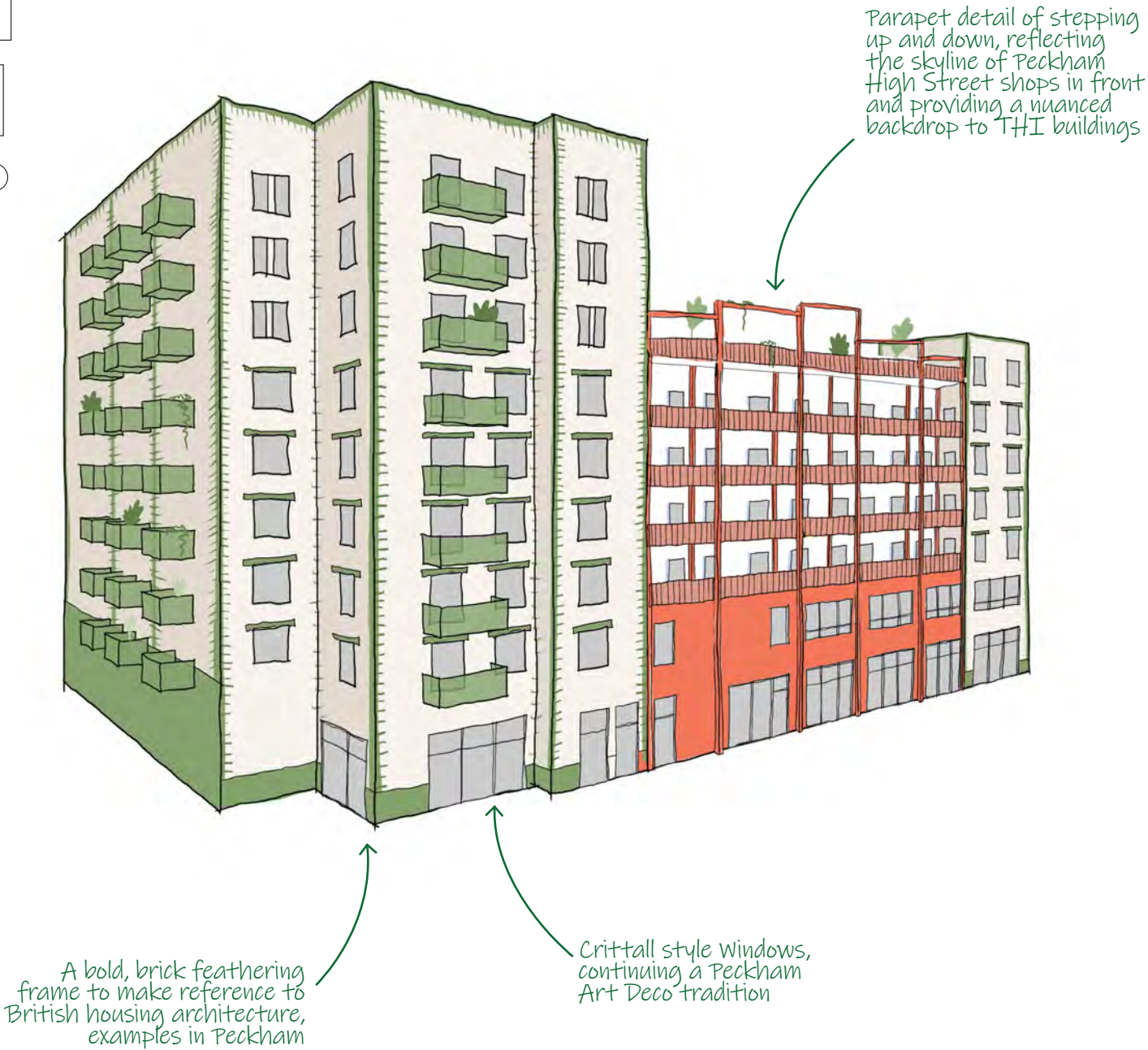


Layout principles

Building K has two primary cores to cater its footprint, one centrally in the mansion block, and one as a pivot point in the north-east corner, providing circulation for gallery accessed dwellings. Gallery access enables more dual aspect homes and increases the natural light to dwellings, as well as creating a communal feel. The majority of homes in building K are dual aspect.



Building K layout principles diagram

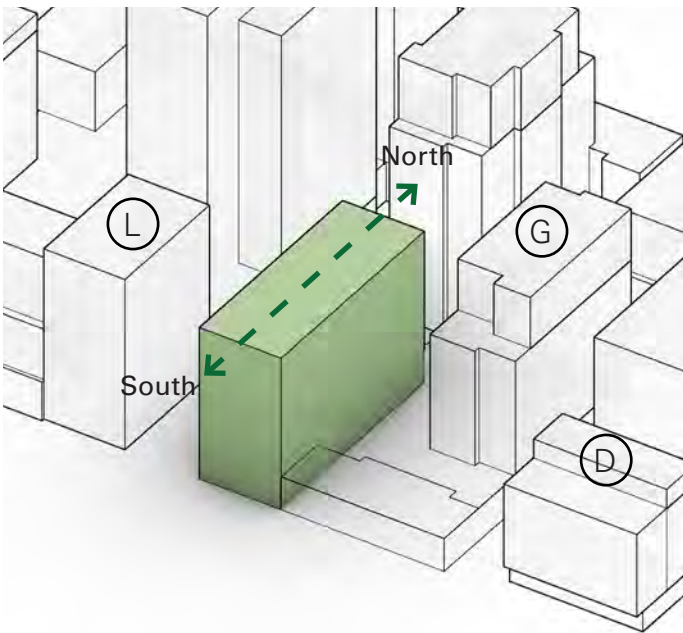


Building K concept sketch

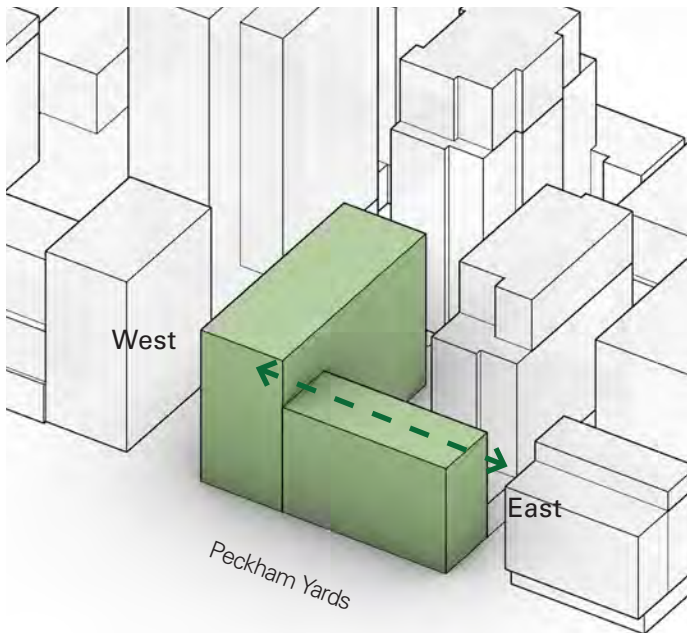
Scale and massing

Building K provides 85 homes over 10-storeys. The scale has been a considered response to key viewpoints, such as looking from Peckham High Street onto the former Jones & Higgins Clock Tower.

Inside the site, the taller element is key in shaping the streetscape of the Green Link, and the lower gallery access wing forms part of the southern boundary of Peckham Yards. Its form creates an embracing corner to the podium gardens it shares with building G, raised on a single-storey cycle hub. This helps to create distance between the commercial uses below and the residential life above.



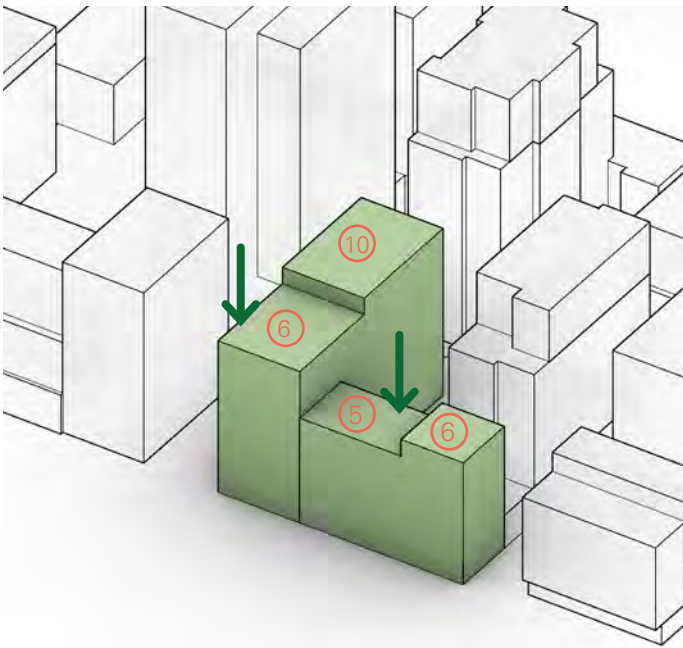
The primary building is orientated north to south to frame the gateway into the Green Link.



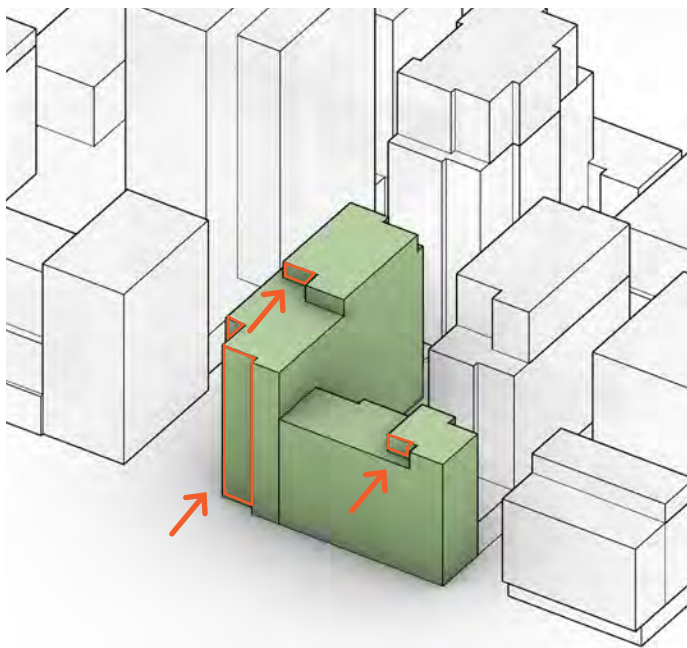
A secondary building connects to the primary building, orientated east to west, framing a podium garden between buildings K and G, and Peckham Yards to the south.



Sketch of building K’s flexible retail, leisure and commercial space opening onto Peckham Yards



Stepping forms are created, making spaces for a residential roof terrace and a green roof.



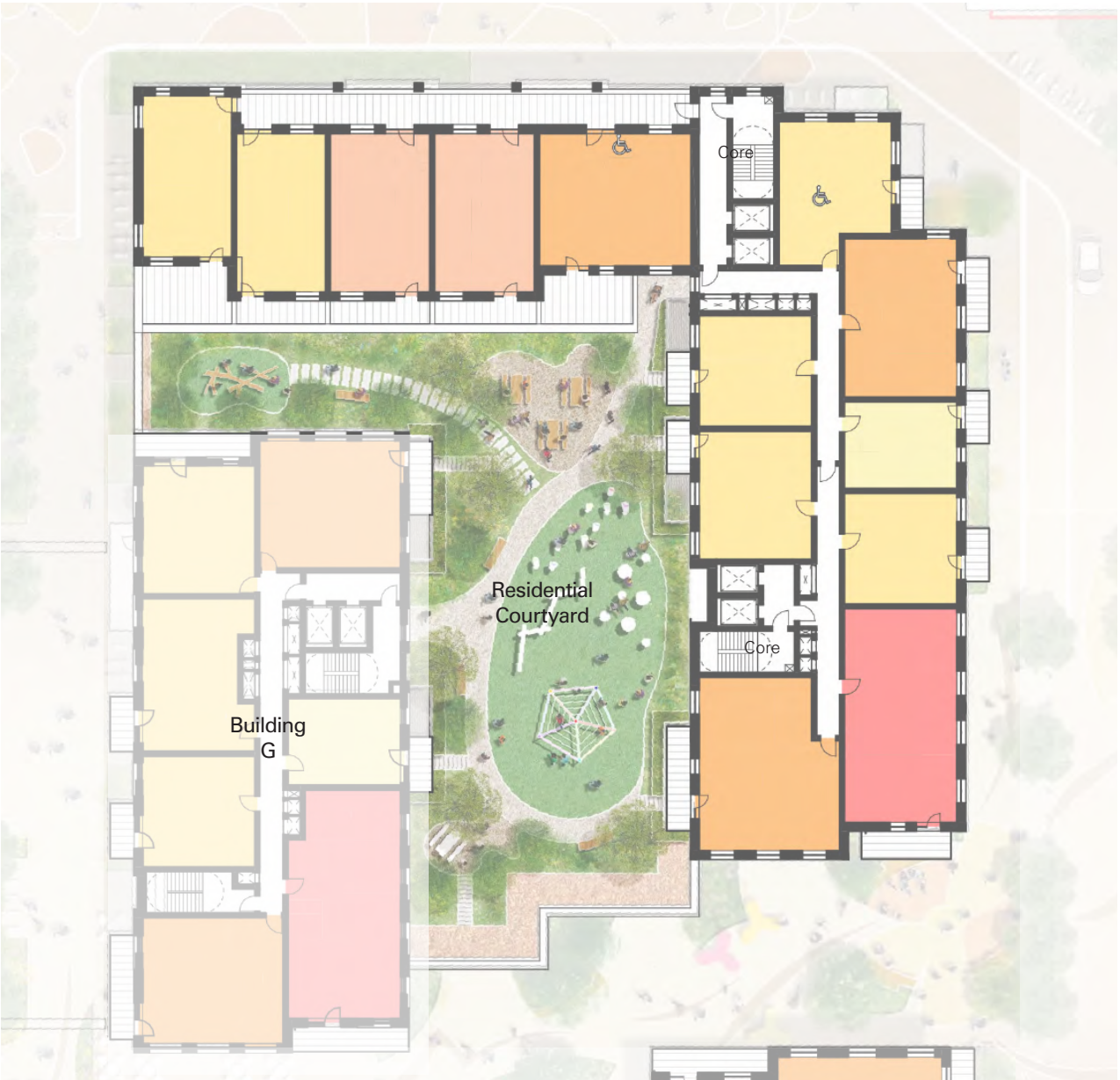
Along the north to south axis the forms are shifted, leading pedestrians down the Green Link.

Building K provides several commercial spaces at key corners. On the south-east corner, retail space is positioned to consolidate the main retail route through the site. A smaller retail space makes up the north-east corner of the building, a key entry point into the site leading pedestrians from the bus station to the Green Link. The western wing of building K caters for a flexible commercial space, well suited to leisure activities, such as a gym, boxing club or yoga studio. This sits across two floors - ground and first, with the potential to be subdivided. The space faces and frames Peter's Place, a transitional area between the bus station and Peckham Yards.

The podium between buildings G and K contains a large residential cycle hub, discussed further in Chapter 10 'Access, transport and servicing.' To the south, this is bounded by another retail space, connecting the stepping in plan from building G to K. On the first floor, this podium creates a residential courtyard.



Building K ground floor plan



Building K upper floor plan

- Key:
- ▶ Retail / leisure entrance
 - ▶ Residential entrance

Architectural approach

Division

Facade design continues the architectural approach of visually dividing the building. The taller element references colours in the nearby building G, and the shorter wing references colours in the nearby building L.



Divide form

Grounding

The building is grounded using darker tones of the colour above. Further detail is concentrated at ground level to enhance the public realm and distinguish commercial and residential uses.



Contextual Details

Taking inspiration from Art Deco Crittall windows nearby, these are used to activate the grounded elements of the facades.

A brick feathering detail is used to emphasise vertical outlines.



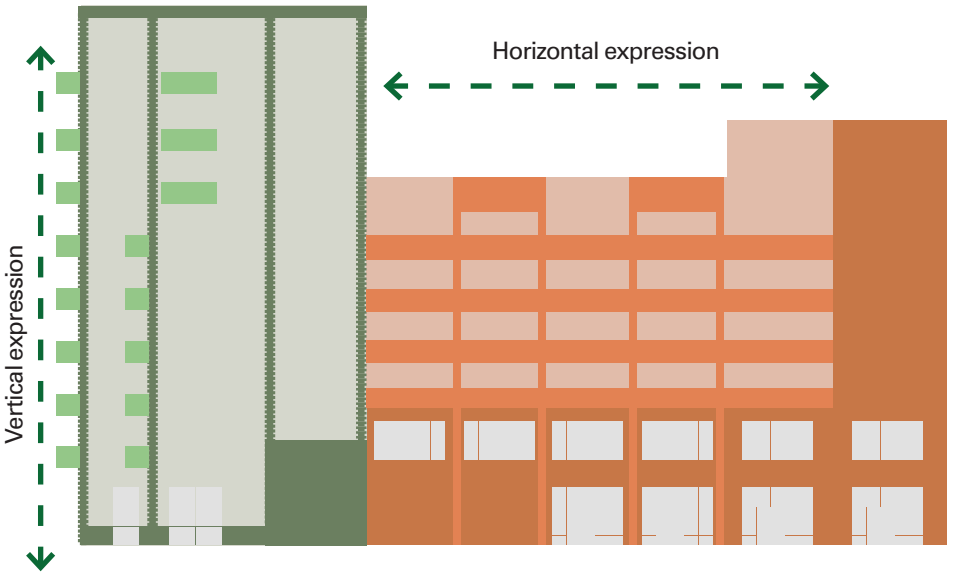
Wakefield House, Goldsmith Road

Khan's Bargains on Rye Lane



Articulation

Horizontal articulations, expressing the gallery access, are used in the lower wing. This brings balance to the vertical expression of the taller element which is emphasised through feathered brickwork.



Elevation approach

Building K brings together two wings with very distinct styles, which are tied together with vertical and horizontal expressions, and a roofscape that shares stepping forms. The forms and colours come together to echo and create a suitable backdrop for the buildings on Peckham High Street, including Townscape Heritage Initiative (THI) buildings. The facades take inspiration from local historic architectural design, such as in their use of brick patterns and specific window types.



Building K - north elevation

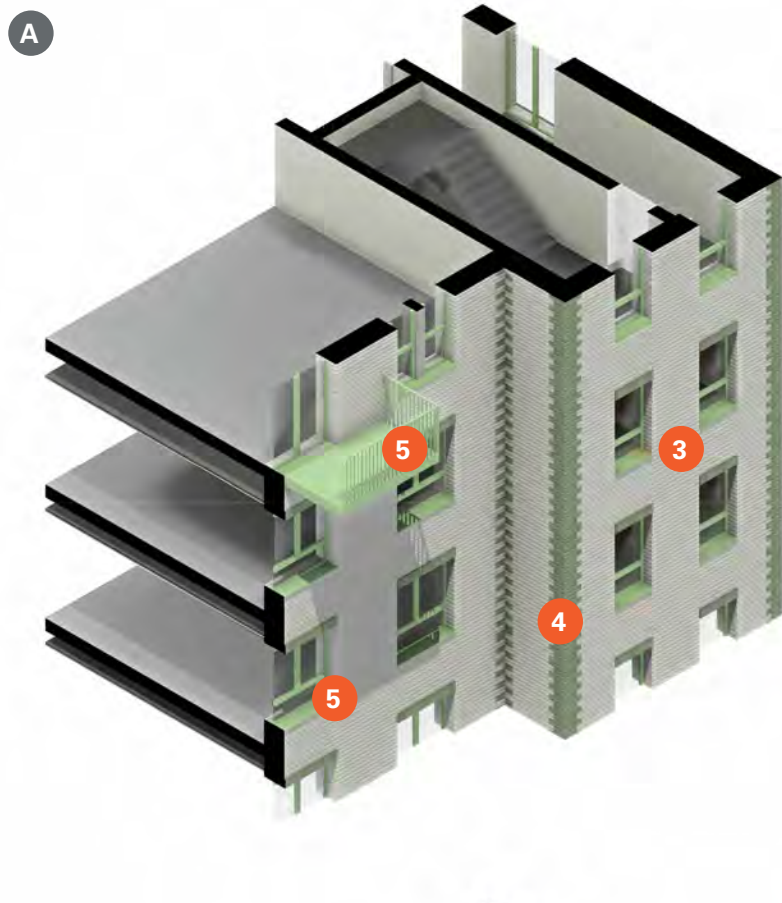


Building K and G - south elevation



Bay study

Character and detail is concentrated at ground floor to create hierarchy and legibility. The design of the gallery access draws inspiration from the nearby Purdon House, while the Crittall style glazing in the flexible commercial space pays homage to Art Deco buildings along Rye Lane. Complementary tones of red, green and white infuse each wing with distinct identity and visual interest.



Building K - key elevation



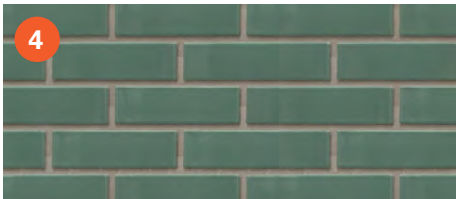
Light orange brick



Mid orange brick



White brick



Green glazed brick



Green metalwork

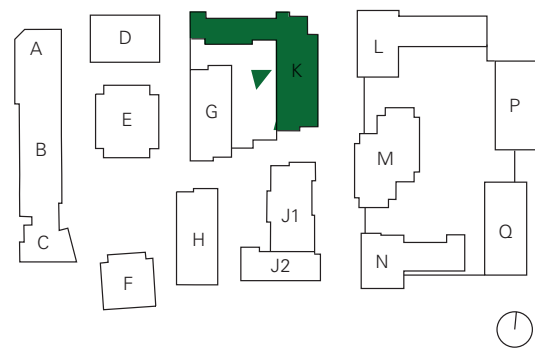


Dark orange metalwork



Building K creates a nuanced and layered backdrop to shops and TH1 buildings on Peckham High Street, as seen from Peckham Hill Street

An intimate shared podium garden space, encouraging informal and neighbourly interaction. Architectural characters come together around the shared green space.



Buildings L, M, N, P & Q



Buildings L, M, N, P and Q ground floor

Overview:
Buildings L,M,N,P and Q are located to the east of the site; five buildings above the re-provided Morrisons supermarket. These buildings are bounded by Mckerrell Road to the east, a bus station with a clear boundary from the site to the north and Hanover Park to the south. In response to Agent of Change principles, the design ensures that the north of the site is predominantly non-residential and that units facing north on upper floors are dual aspect

Ground floor flexible retail, leisure and commercial:
The ground floor of building L hosts a small kiosk opposite the bus station. Building N hosts a flexible retail and commercial unit enjoying dual aspect over the Green Link to the east and Hanover Park to the south.

Replacement Morrisons store:
The ground floors of buildings L,M,N,P and Q host the replacement Morrisons store. The layout allows residential uses to be distributed to the edges of the buildings, activating the existing and proposed surrounding streets. The back of house and service yard spaces occupy the south of the site with access from Hanover Park.

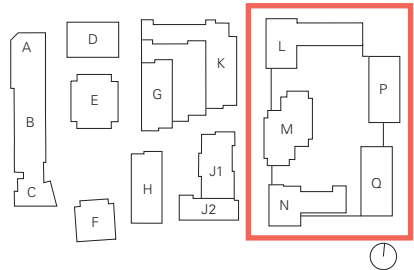
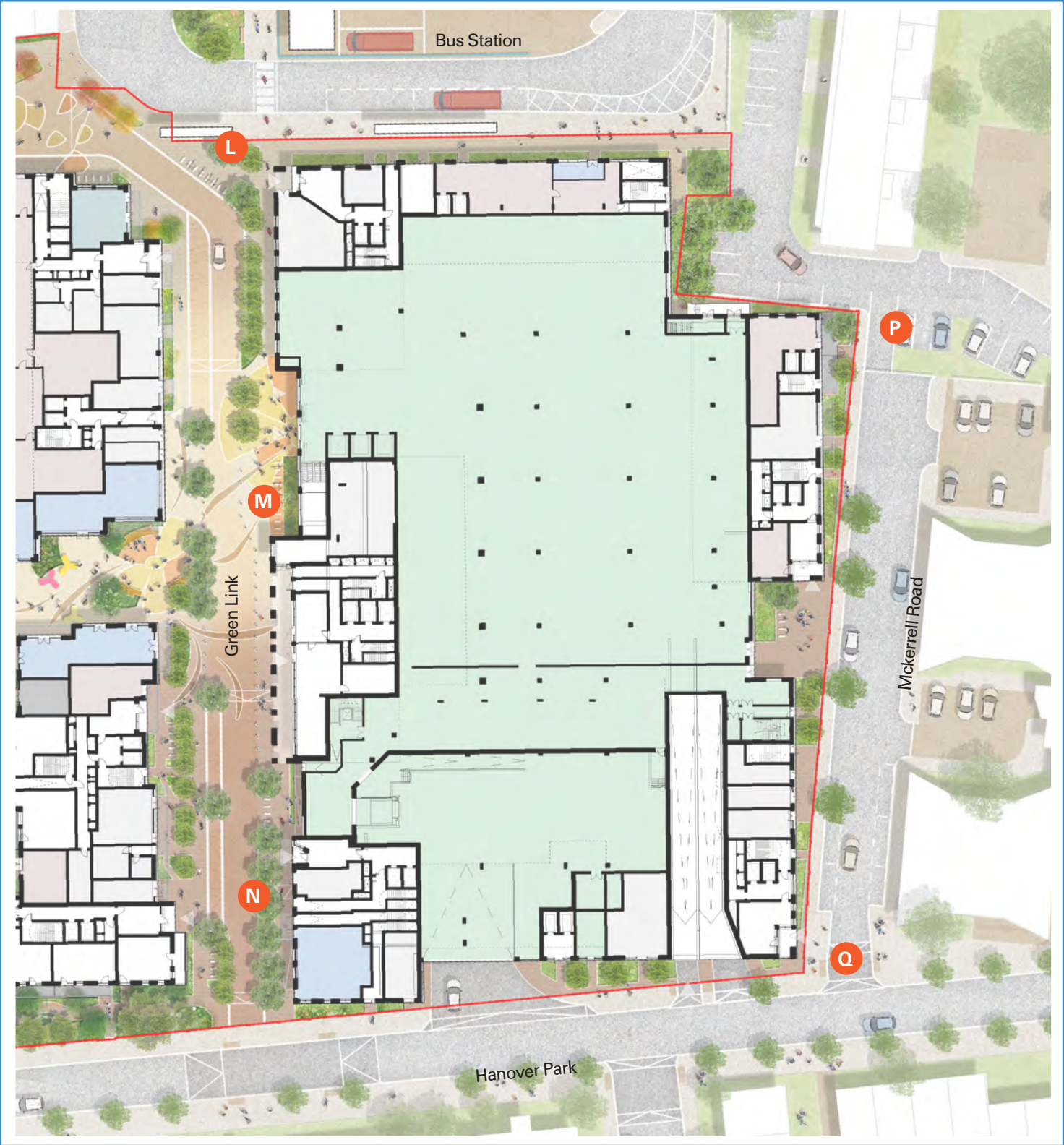
Cycle hub:
A shared, multi-level cycle hub sits below building L, shared between residents of buildings L and M. The hub is glazed, ensuring activation and passive surveillance in and around it. Lifts provide access to the upper ground floor and mezzanine levels. A first floor cycle hub for Building N is located on the South accessed from Hanover Park. Buildings P and Q share a cycle hub at first floor level, accessed from Mckerrell Road.

Cores and circulation:
All buildings above the new Morrisons store have a secondary stair discharging at ground floor level, in line with legislation. All main cores, excluding building M, have natural daylight and ventilation to the stair and the corridor.

Each core is served by a staircase and two passenger lifts. Building M has three passenger lifts. The lifts are large enough to facilitate easy furniture removal and have room for families with children and shopping. A minimum A corridor with a minimum width of 1800mm sits directly opposite the lifts. The gallery access is minimum 1500mm wide on buildings L and N, and similarly internal corridors are 1500mm.

Security:
The Proposed Development will be a managed site with concierge, estate management operatives and CCTV. Passive surveillance has been considered within the design development. All residential entrances will have a double lobby with postboxes within the first set of doors to mitigate tailgating, and lobbies, lifts and cycle stores will be fob accessed.

Blue badge parking:
There are five blue badge residential car parking spaces in the basement car park, which otherwise solely serves the Morrisons supermarket customers.



Key plan

- Refuse store
- Cycle hub
- Morrisons sales floor
- Morrisons back of house
- Flexible retail, leisure and commercial

Ground floor plan of buildings L, M, N, P and Q

Buildings L, M, N, P and Q residential floor

Residential mix:

The collection of buildings proposes a mix of one-, two-, three and four-bed homes, including 10% of wheelchair homes across the mix. These buildings cover all tenures; buildings P and Q are social rent, building M is market sale, and buildings L and N are both market sale and intermediate.

Dual aspect homes:

In Phase 1, 87% of all two-bed, three and four-bed homes are dual aspect. There are no single aspect north-facing homes.

Private amenity:

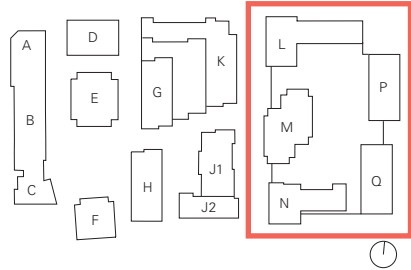
All homes enjoy private amenity in the form of balconies or private terraces. There are private roof gardens on buildings L, M and N for the use of residents of each respective building. All homes in buildings P and Q have 10m² private balconies or private terraces. The private amenity in buildings L, M and N is offset at roof level to provide 10m² for each dwelling. For further detail refer to Chapter 6 'Landscape.' All private amenities meet or exceed the GLA requirement, including minimum balcony depth of 1500mm.

Shared podium garden:

Each building enjoys the use of a large shared podium garden for all residents totalling 3370m². The generous landscaped podium garden is elevated above the Morrisons store and provides a variety of spaces for play and relaxation, with borrowed views out between breaks in the buildings.

Architectural accord:

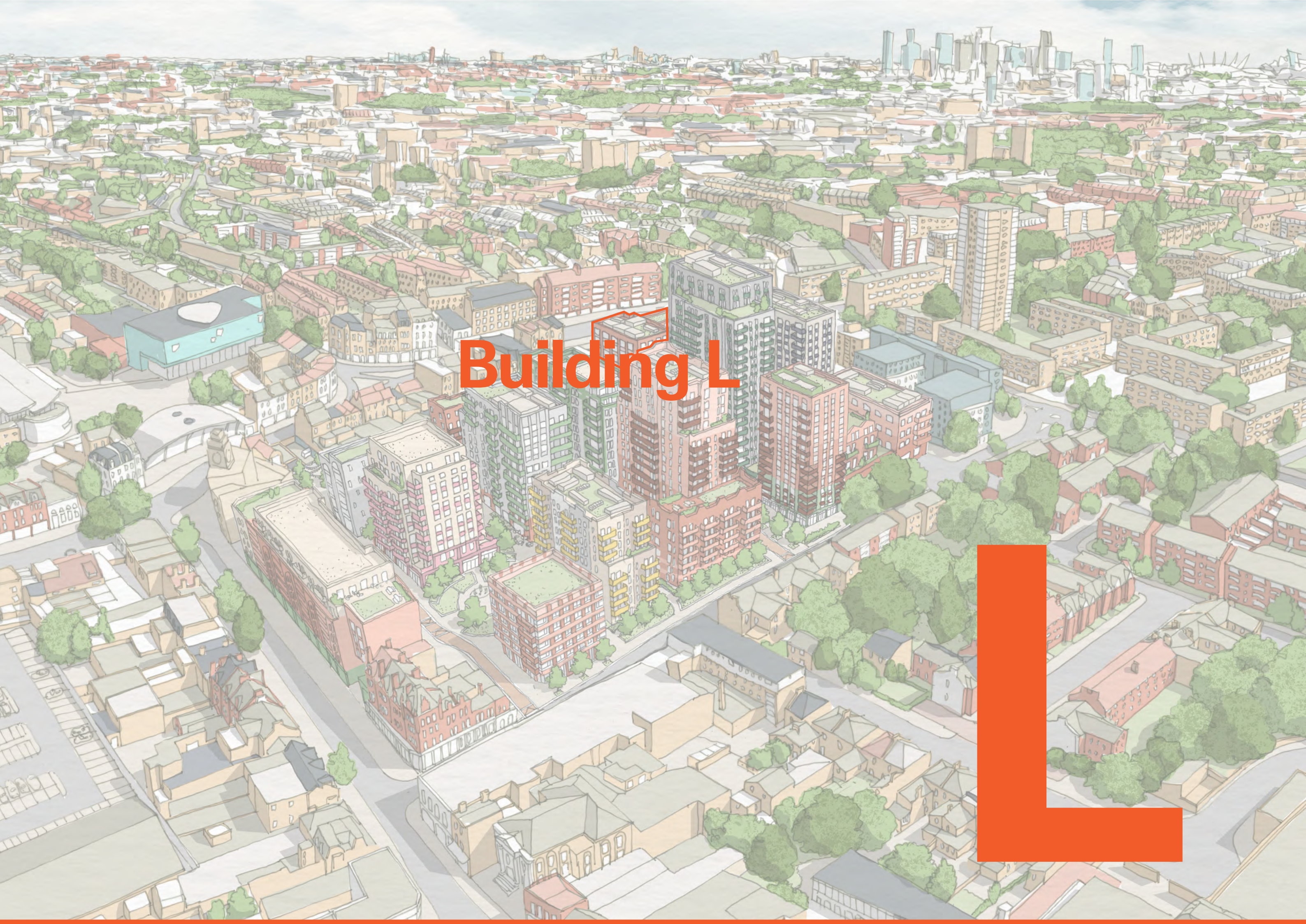
In response to comments from TfL and the GLA regarding the contextualisation of the building design, the parapet profile has been adjusted to respond to concerns that the building massing would appear 'top-heavy'. Updates to the brickwork articulation further increase legibility and enhance the overall architectural expression. Greater clarification of the boundary between the bus station and the building L ensure ease of pedestrian and cycle circulation.



Key plan

- One-bedroom home
- Two-bedroom home
- Three-bedroom home
- Four-bedroom home

Third floor plan of buildings L, M, N, P and Q



Building L

Overview

Building L is located in the north-east corner of the site. The northern facade faces onto the bus station. Given its location, building L is a primary entry point into the site and therefore an important neighbourhood marker and wayfinding building.

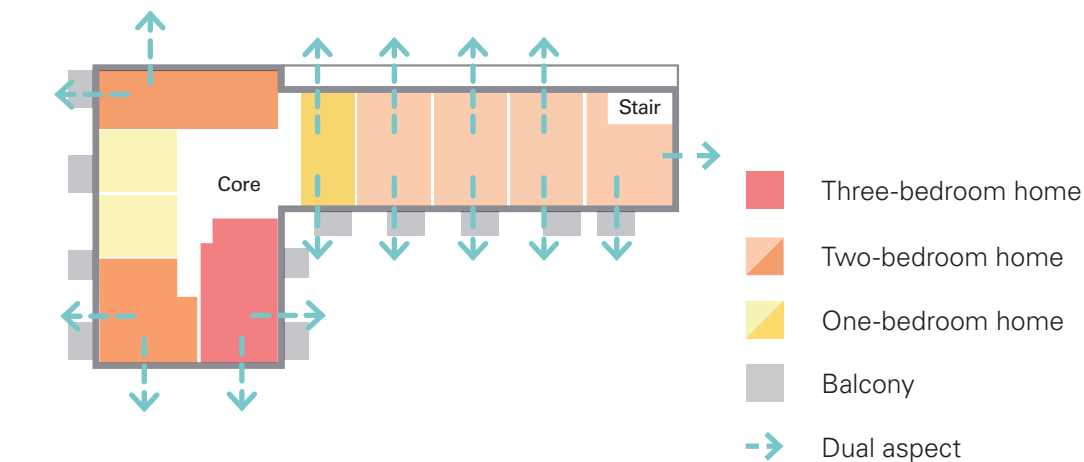
The form of building L is a rectangular building with a secondary gallery access wing. The L shape plan form is mirrored in building K to the opposite side of the Green Link to the west. The pair of buildings form a gateway into the site. To the south, building L overlooks the generous podium garden.

The form envelops the Morrisons store and brings active frontage to the bus station through a large-scale residential cycle hub, a flexible retail, leisure and commercial unit, and a residential entrance lobby on its north-west corner.

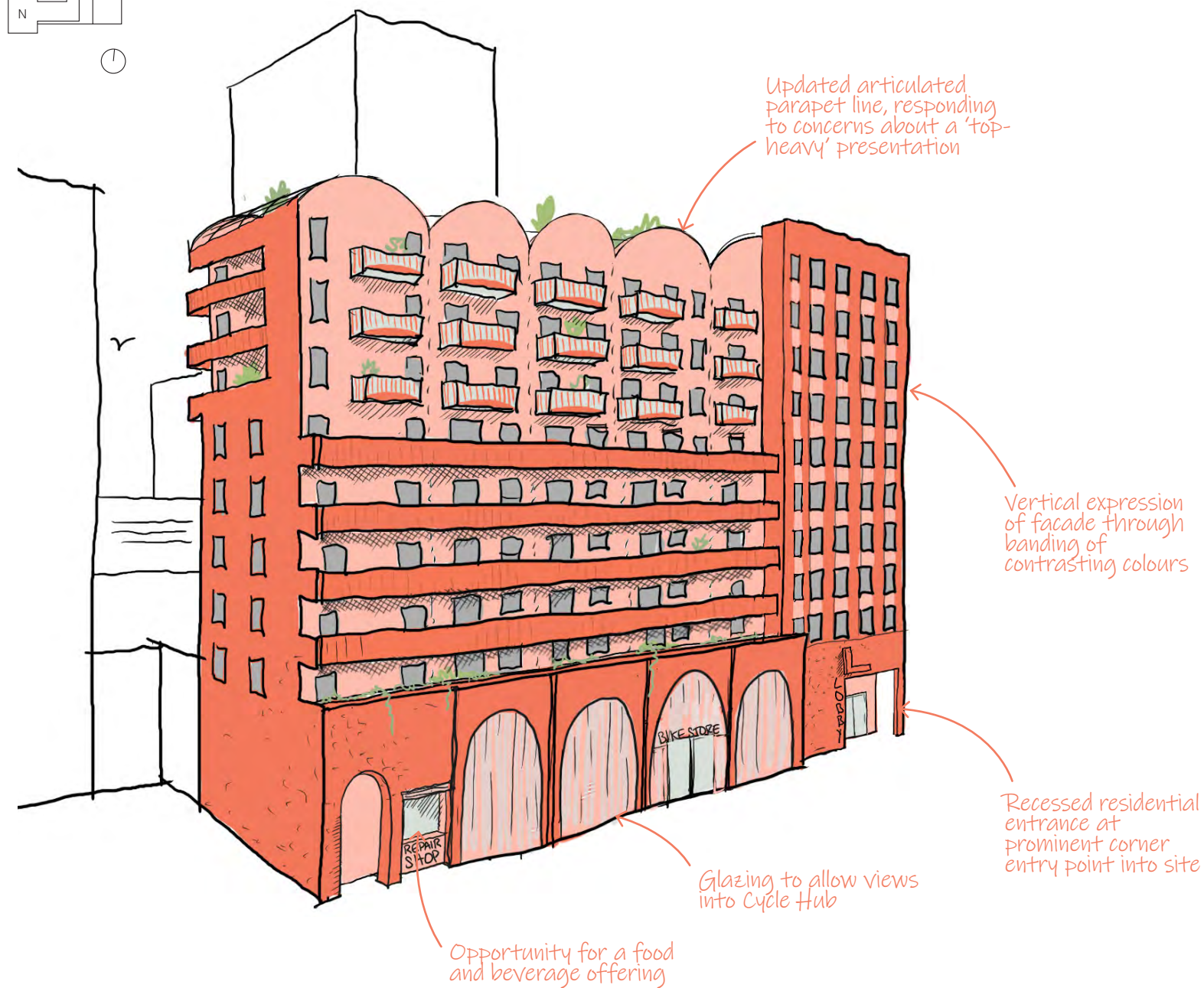
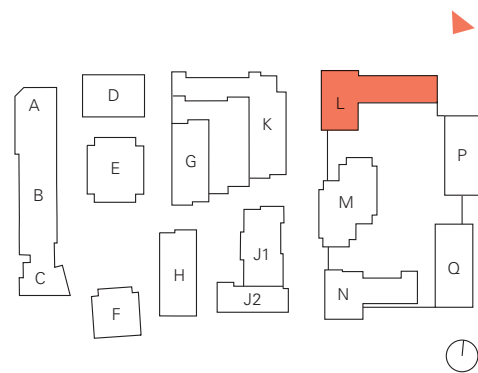
Typical layout

The primary core of building L is positioned in the tallest element of building L between the two flanks of accommodation. The secondary stair is at the end of the gallery access wing to the east.

Gallery access enables more dual aspect homes, fostering a sense of neighbourliness and increasing natural light entering dwellings. The gallery access is mirrored onto the southern face of the building on the seventh to ninth floor to take advantage of city views to the north.



Building L layout principles diagram



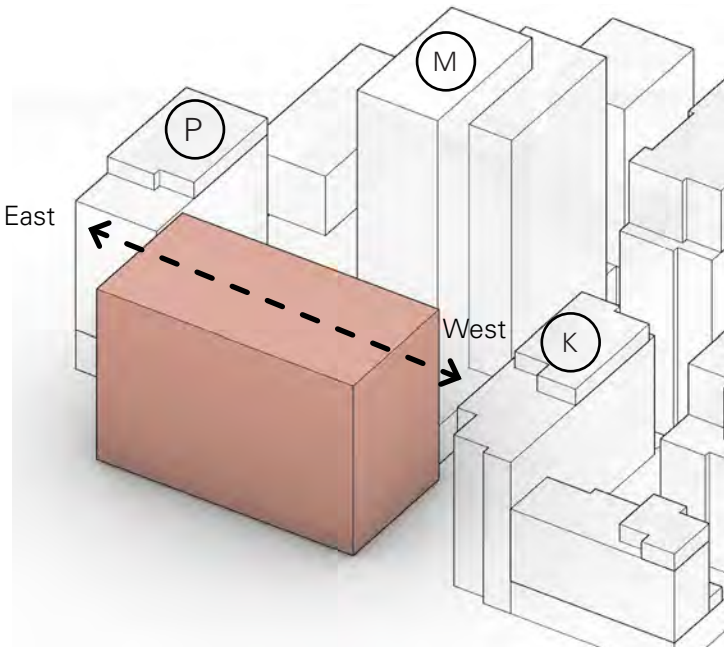
Building L early concept sketch exploring architectural expression

Scale and massing

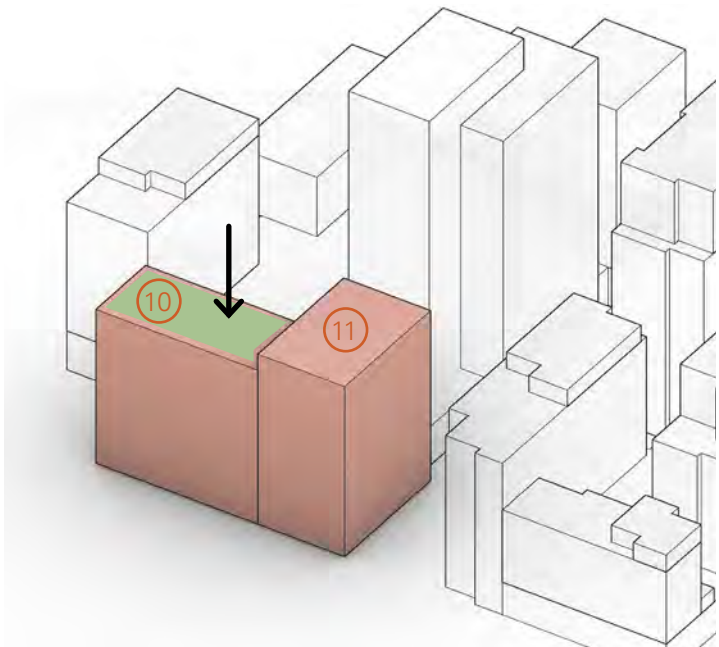
Building L is 10 to 11-storeys and comprises a total of 85 market-sale homes across nine residential floors.

The separation of the building into two distinct elements makes their proportions more slender. Orientation is a key consideration to avoid single aspect north-facing homes. This results in the lower gallery access wing running east-west, minimising overlooking Purdon House to the east.

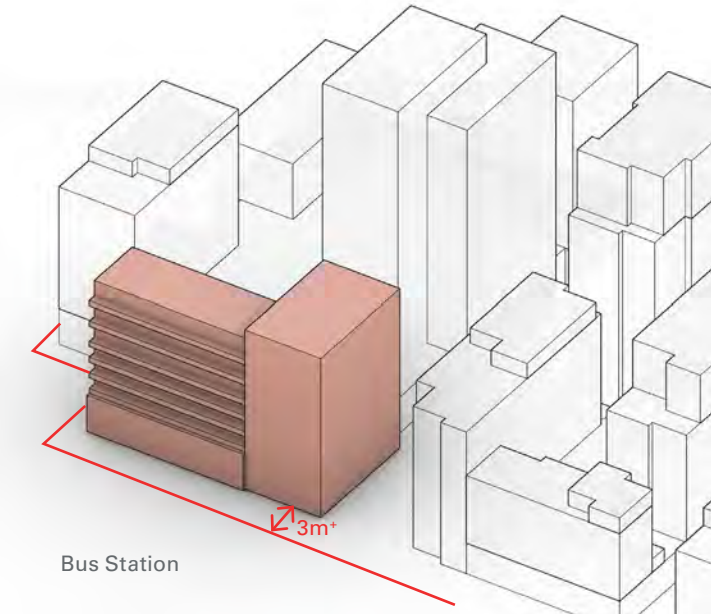
By stepping back three metres from the site boundary to the north, an increased pedestrian footway is created. This acknowledges and addresses the proximity to the bus station immediately to the north. The inclusion of the multi-level cycle hub creates further distance between residential uses and the public space below. To the south, building L creates an embracing corner piece connected to the podium garden.



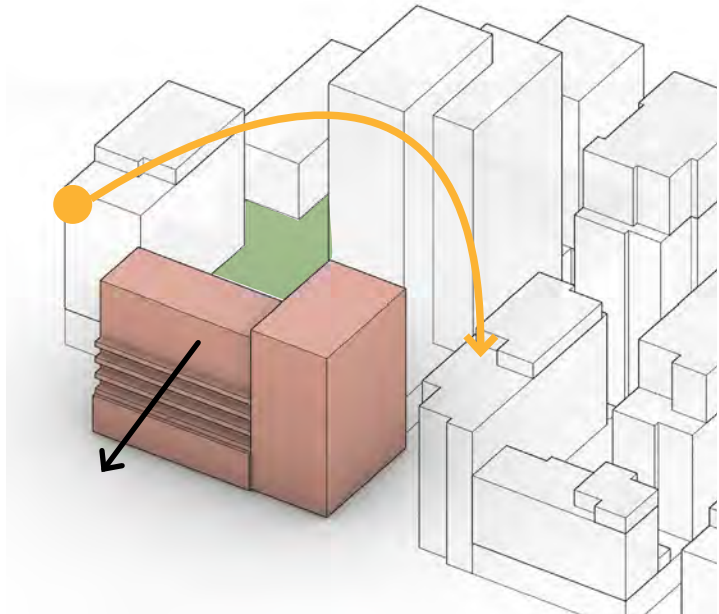
The building is oriented east to west, offering more south-facing apartments. This improves access to daylight and sunlight, while also reducing overlooking onto the neighbouring Purdon House.



The building is split, and the eastern element is reduced in height to create a roof terrace, accessible from the taller element. This breaks up the roofscape and creates opportunity for variation in architectural expression.



Introducing gallery access to the lower wing offers visual and acoustic protection from the bus station. Setting the building in from the site boundary to the north, improves the public realm by providing additional pedestrian space.



Gallery access switches to the south facade on the top four floors, maximising clear city views to the north, while also offering solar shade to openings facing the podium garden to the south.

Architectural approach

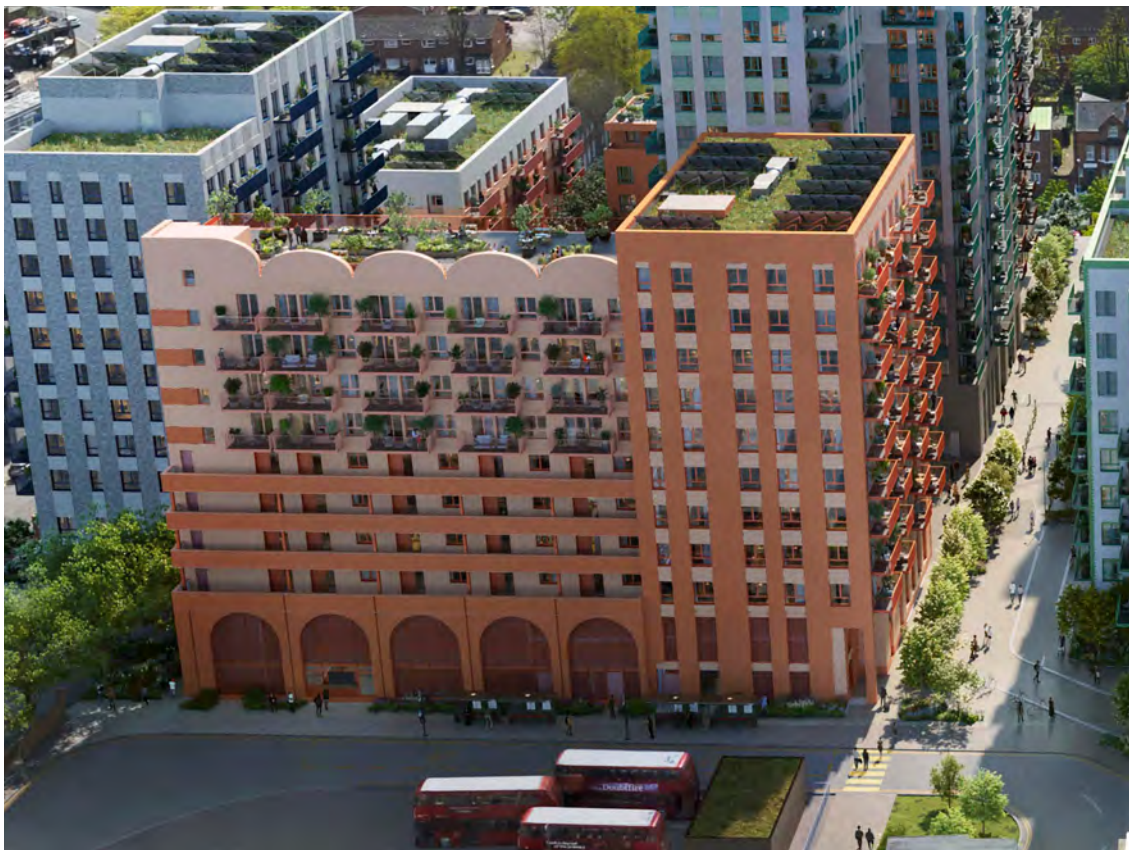
The architectural approach of building L is in response to the separation of the building form and site conditions. The lower gallery access wing uses a horizontal expression, and the taller, more slender element uses vertical expression.

The lower wing is mainly clad in a lighter orange brick, with darker orange brick used to bring it to ground. The taller element is almost the inverse on its north facade, predominately clad in darker orange brick, with lighter orange brick details and inset entrance lobby. The west facade uses the lighter orange to create a lighter visual load on its neighbour, L, and is further articulated with a brick frame. Lighter orange balconies are placed on the south facade to continue the colour themes, and darker orange balconies are on the west.

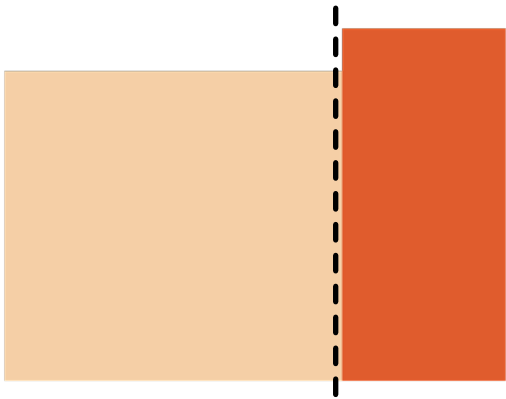
Character is concentrated at lower levels through the use of an arch motif, taking inspiration from the existing Aylesham Centre building. An arched parapet picks up this language at roof garden level. The Aylesham Centre also gave inspiration for the orange colour choices of bricks and metal articulations.

Following feedback from LBS and the GLA, the design has been updated to reflect changes in the architectural language that consolidate and address concerns. These changes include an amended parapet design that is lighter in appearance; increased legibility to the play of vertical and horizontal architectural expression; replacement of metalwork with glazing, where possible; as well as introducing clear differentiation in boundary treatment between bus station and public realm.

Existing Aylesham Centre:



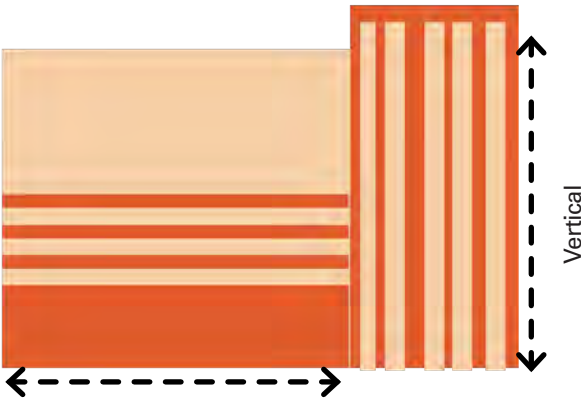
Aerial view looking south across the bus station, also showing the north-south Green Link



Divide building

Colour

The facade design is divided into two conditions. The taller element, which functions more like a typical point block, is darker in tone. The gallery access wing is lighter.

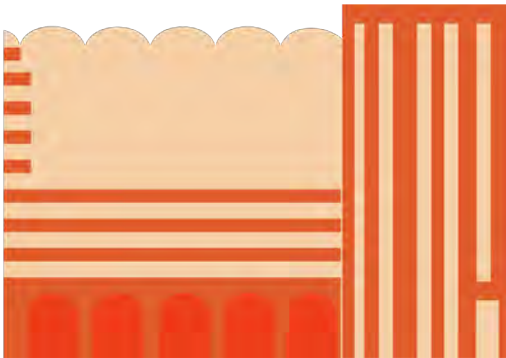


Horizontal

Vertical

Rhythm

Colour and balustrades are used to create vertical and horizontal lines, further defining the building's dual character. The inset lighter brick elements create moments of reveal beneath the darker tone exterior.



Articulation

Arches draw inspiration from the existing Aylesham Centre. At ground floor they activate the public facing facade as well as facilitate the ingress of light and air into the residential cycle hub.

Entrance and arrival

Ground floor

A significant portion of the ground floor is dedicated to the cycle hub which is accessible to residents of buildings L and M, promoting sustainable commuting habits. Lifts are provided within the cycle hub for easy access to all floors.

The cycle hub will activate the northern frontage, fostering ongoing interaction with the surroundings, and will include amenities such as space for cycle repair stands. A cafe kiosk, facing north towards the bus station, will serve residents, people who work in the area and those who use the bus station.

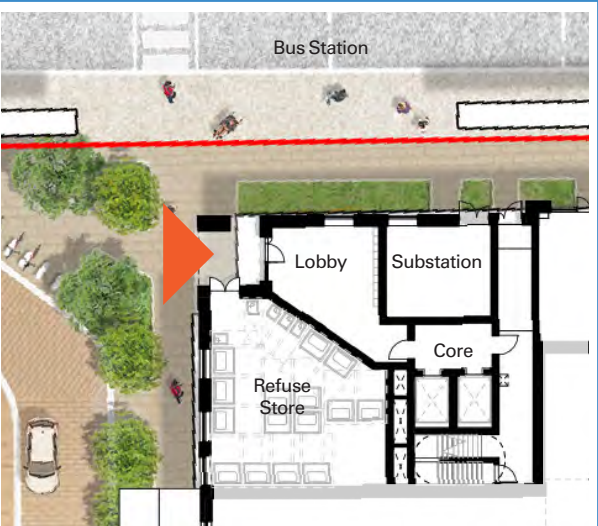
The building footprint also includes the replacement supermarket at ground floor, which is accessible from the Green link.



Approach from Green Link towards residential entrance

Residential entrance

The double-height residential entrance is positioned at the north-west corner of building L. It is strategically placed to be visible to residents reaching the site via the bus station to the north, or the Green Link. The entrance is recessed, separating the residential lobby from the bustling public frontage and creates a distinct and easily identifiable way in for residents.



Key plan showing building L entrance



Looking east towards the residential entrance and arrival moment at the top of the Green Link through route

Elevation approach

Each facade is unified through consistent colour and detailing, yet they differ as they respond to their immediate site conditions, which vary widely around the building.

The north facade is playful in its composition acting as a wayfinding point into the site. On the gallery access wing, the ground floor is designed to be bold and capable of withstanding a bustling public frontage, using dark orange brick and orange expanded metal mesh. Pale orange brick is used at residential levels, as if revealing lightness under the darker orange. On the taller element, darker orange brick makes up the most of the facade, with smaller moments of lightness in the paler brick.

The west facade continues the vertical expression of the taller element's north facade, but is inverse in colour. The use of predominantly pale orange bricks increases light reflectance levels, for the benefit of the residents in the neighbouring buildings. The facade also distinguishes between the outer impression of the site and the inner experience. This facade is framed by darker orange brick detailing, making reference to the design of adjacent building K.

The south facade, looking onto the podium gardens, also uses lighter tones to reflect daylight into the space and create a tranquil ambience.

We have responded to concerns that the building presents as 'top-heavy' with a lighter vertical and horizontal expression of the parapet.

Elevations respond to site conditions, creating a sense of play through switching approaches, while creating characterful landmark buildings as gateways into the site.

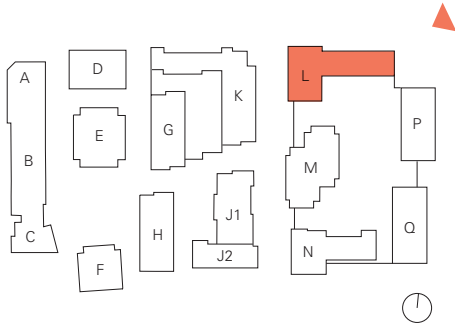


View from Purdon House looking west towards building L, with glimpses of the shared podium garden



Building L - west elevation

Building L - south elevation onto the shared podium garden



Bay study

The facades use both light and dark orange brick to emphasise the concept of an outer and inner layer. The building uses a limited palette of tonally similar materials.

The projecting balconies and gallery access on the south side feature a sleek metal edge, coloured to match the window frames. The balustrades are made of vertical flat steels in the same colour. To enhance brightness and albedo, the balcony soffits will be light aluminium, reflecting light and creating bright spaces below.

The cycle hub, cafe and plant spaces at ground floor are framed by arches infilled with glazing for total legibility and passive surveillance in and around the public realm. Areas of inset brickwork add further character. The metal-mesh will be orange to complement the building's brick colours and bring further brightness to the public bus station facade.



View looking west from the bus station



Building L - key north elevation

*note the boundary wall with the bus station will be maintained



Light orange brick



Dark orange brick



Light orange glazed brick



Glazing

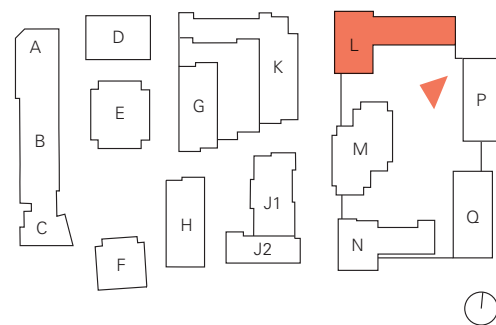


Dusty/orange metalwork



Dark orange metalwork

Balconies and gallery access connect the buildings to the shared podium garden, fostering opportunities for chance meetings between neighbours.





Building M

M

Neighbourhood marker

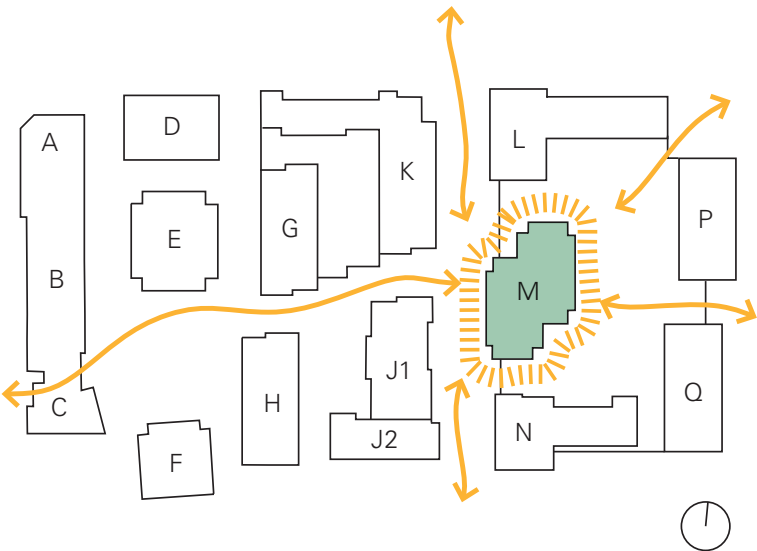
Location in masterplan

Building M is located at the eastern side of the site. The northern, eastern and southern facades face directly onto the shared podium garden, while the western facade faces the Green Link. Its position next to the Morrisons entrance makes building M a significant visual part of the retail journey through the site from Rye Lane.

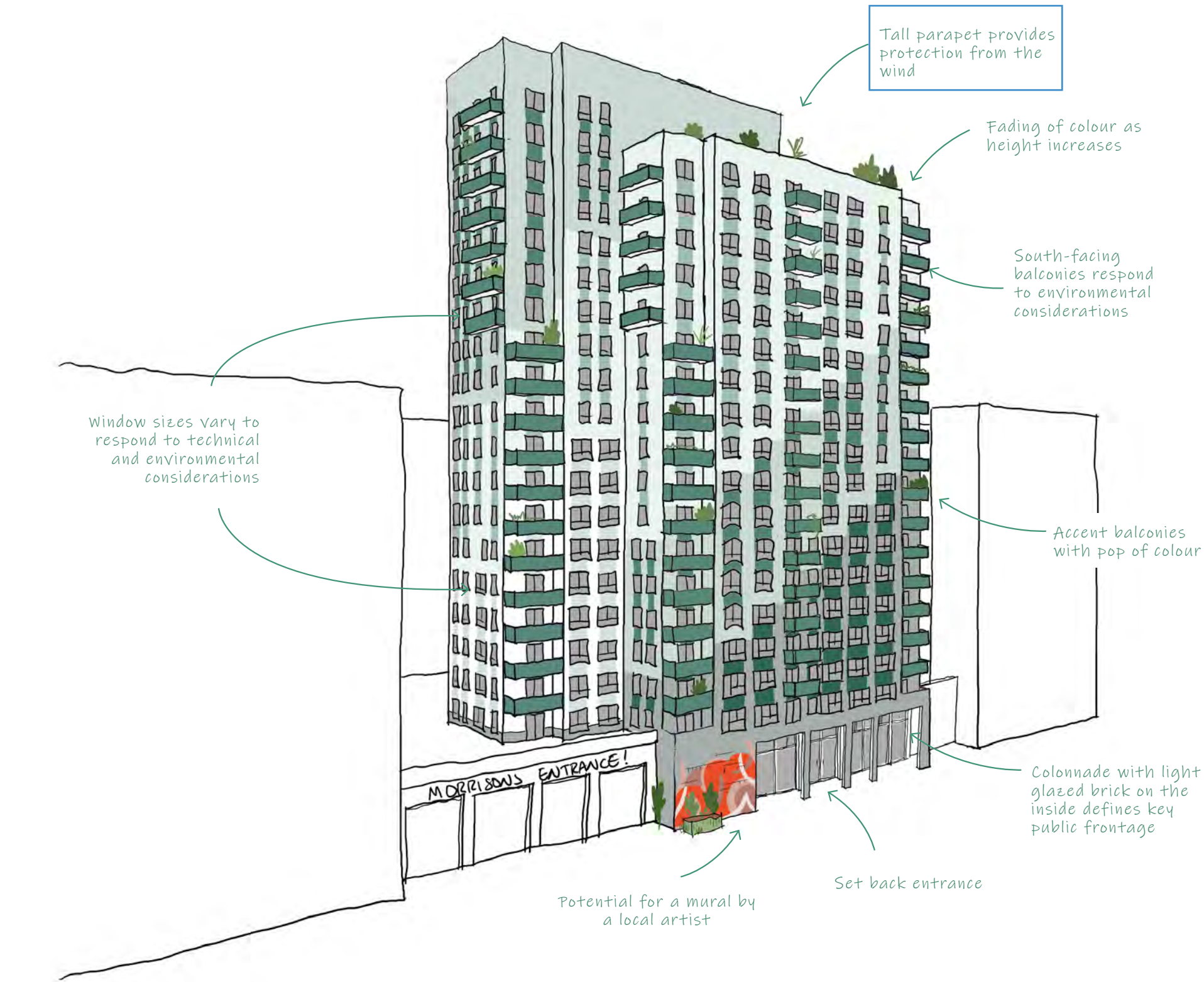
Context and response

The 20-storey building comprises a total of 149 market sale homes. Its height establishes it as a neighbourhood marker at the centre of the Proposed Development. The location of building M has been carefully considered in relation to views from Peckham High Street and the LBS viewing corridor to St Paul's in the city.

The building's orientation on a north-south axis has been designed to cater for views from both the north and south directions.



Building M site location diagram



Building M early concept sketch exploring architectural expression, grounding colour and fenestration

Scale and form

Building form

Building M is the tallest building at 18/20 storeys. This makes it a key addition to the Peckham skyline. The form has been considered to reduce the visual impact on the skyline and produce a slender, elegant building.

The shifting building form represents two volumes overlapping and interlocking. One volume is lower than the other to further differentiate. This maximises city views and increases both dual aspect and daylighting. The stepping down of the building also creates a generously sized residents roof terrace at level 18.

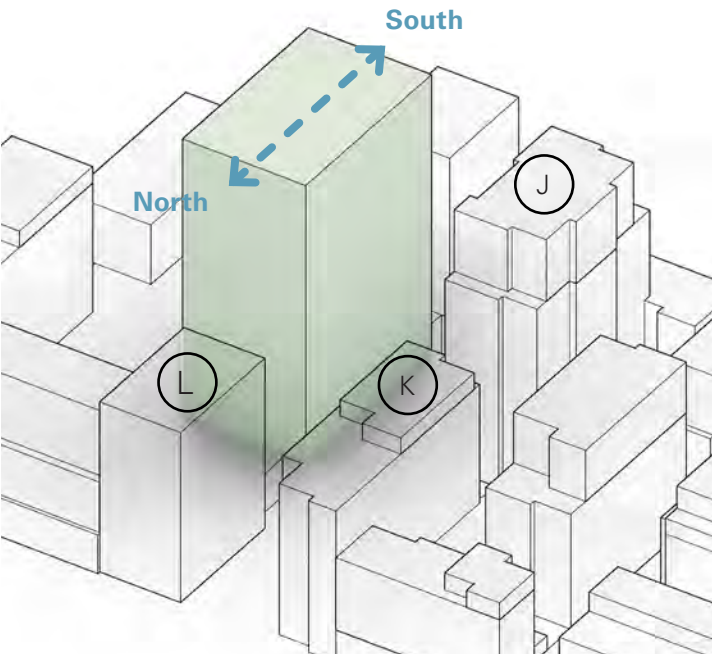
Typical layout

The core of building M is located in the centre of the shifting volumes, helping to avoid deep residential plans, offering improved daylighting internally and limiting the length of internal access corridors.

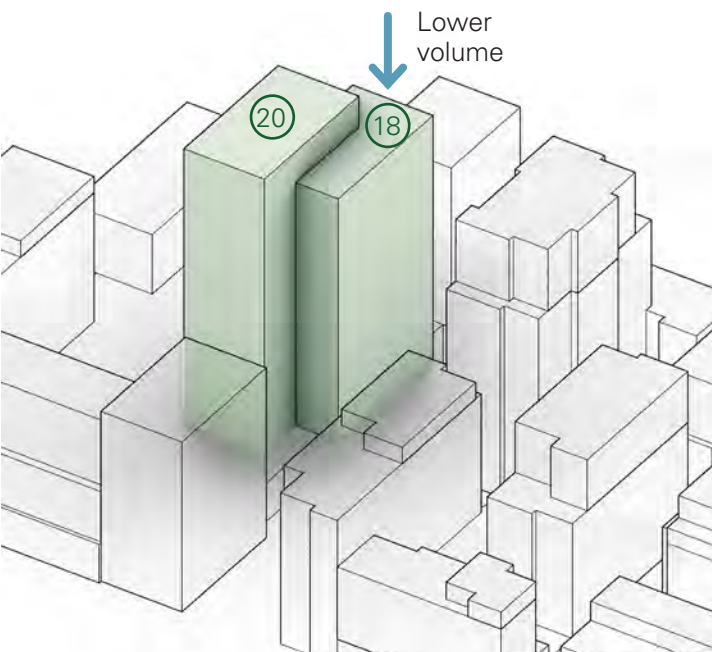
The form of shifting volumes creates more dual aspect homes. Larger dwellings are situated on the corners enjoying panoramic views. Inset balconies are positioned on corners to reduce the form.



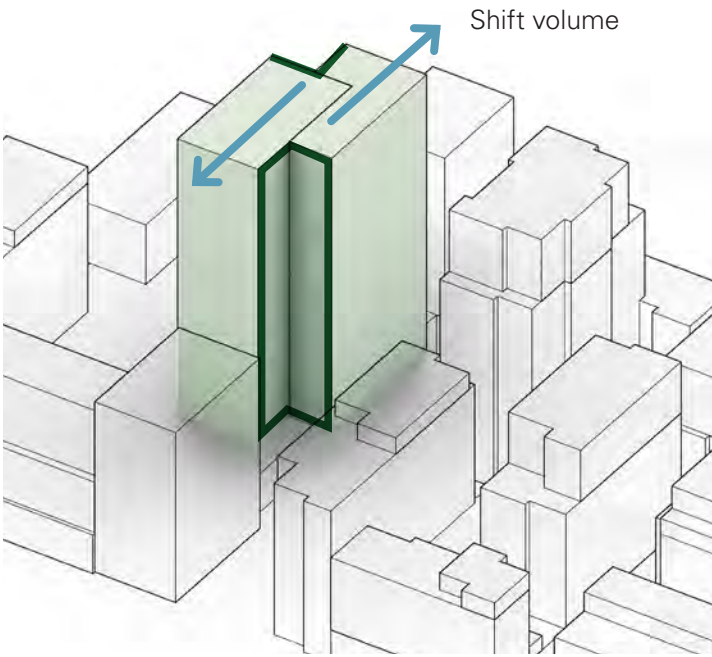
Building M layout principles diagram



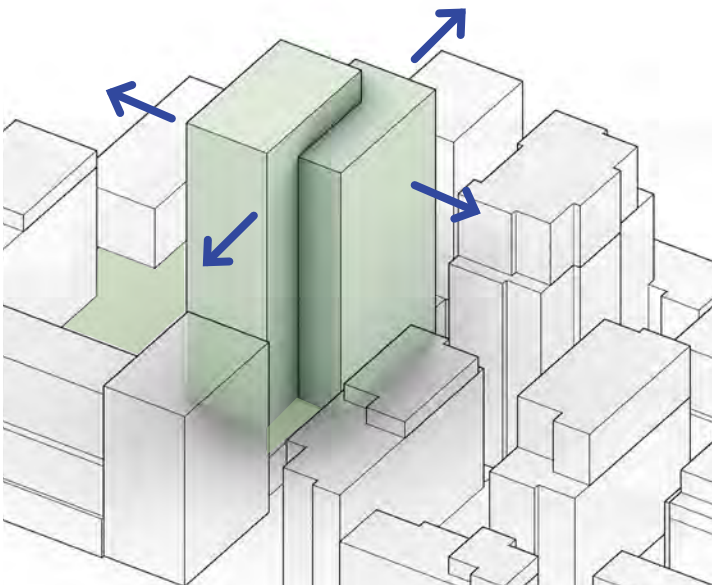
The building is oriented north-south, parallel to the Green Link, helping to define an edge to the new residential street.



Part of the volume is shifted down to create access to the residential roof terrace, and reduce appearance of volume.



The volume is shifted creating recesses to increase dual aspect homes and allow daylight deeper into the building footprint.



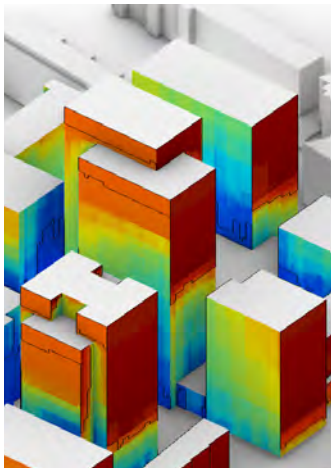
The result is maximised city views to the north and the majority of homes enjoying dual aspect views out to Peckham.

Architectural approach

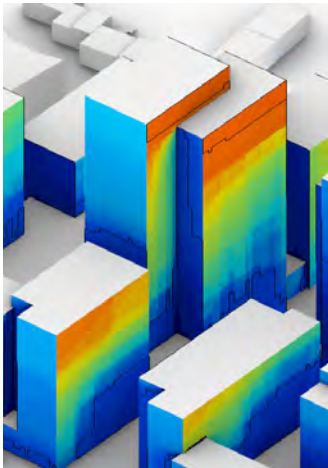
The architectural approach for building M has been developed in response to environmental factors, resulting in a gradient of material, colour and articulation.

The below diagrams indicatively explain the heat mapping of the site, demonstrating the areas of facades which would be prone to overheating in red, and those which would be less prone in blue. This establishes zones on facades that benefit from different treatments: of colour, window size and balcony positioning.

In building M, the facade strategies are a direct response to environmental conditions in order to improve the residential experience, and through this creating an interesting design. The heat map data translates directly into building M’s gradient aesthetic.



Heat map data viewed from south-west



Heat map data viewed from north-west

Analysis

The heat map establishes zones on the facades that would benefit from different treatments depending on the solar gain, affecting both material and articulations. The taller part of the building has the possibility of overheating, while the lower storeys have less overheating risk.

Grounding

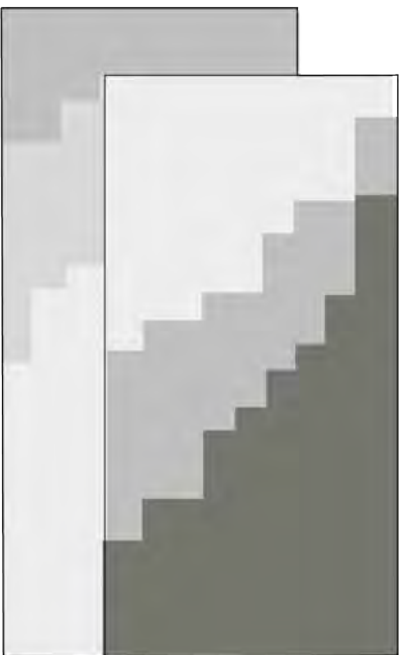
On the western element, the base of the gradient pattern is brought to ground, bringing a sense of residential connection with the street through a colonnade.

The taller element sits atop the Morrisons entrance.



Gradient

Technical analysis resulted in the readable gradient design; these work from dark to light from bottom to top in the south-west element of the building, and this pattern is inverted in the north-east element of the building.



Expression

Stacking windows create a formal vertical articulation. The gradient and glazed brickwork between windows break up and soften the elevation.

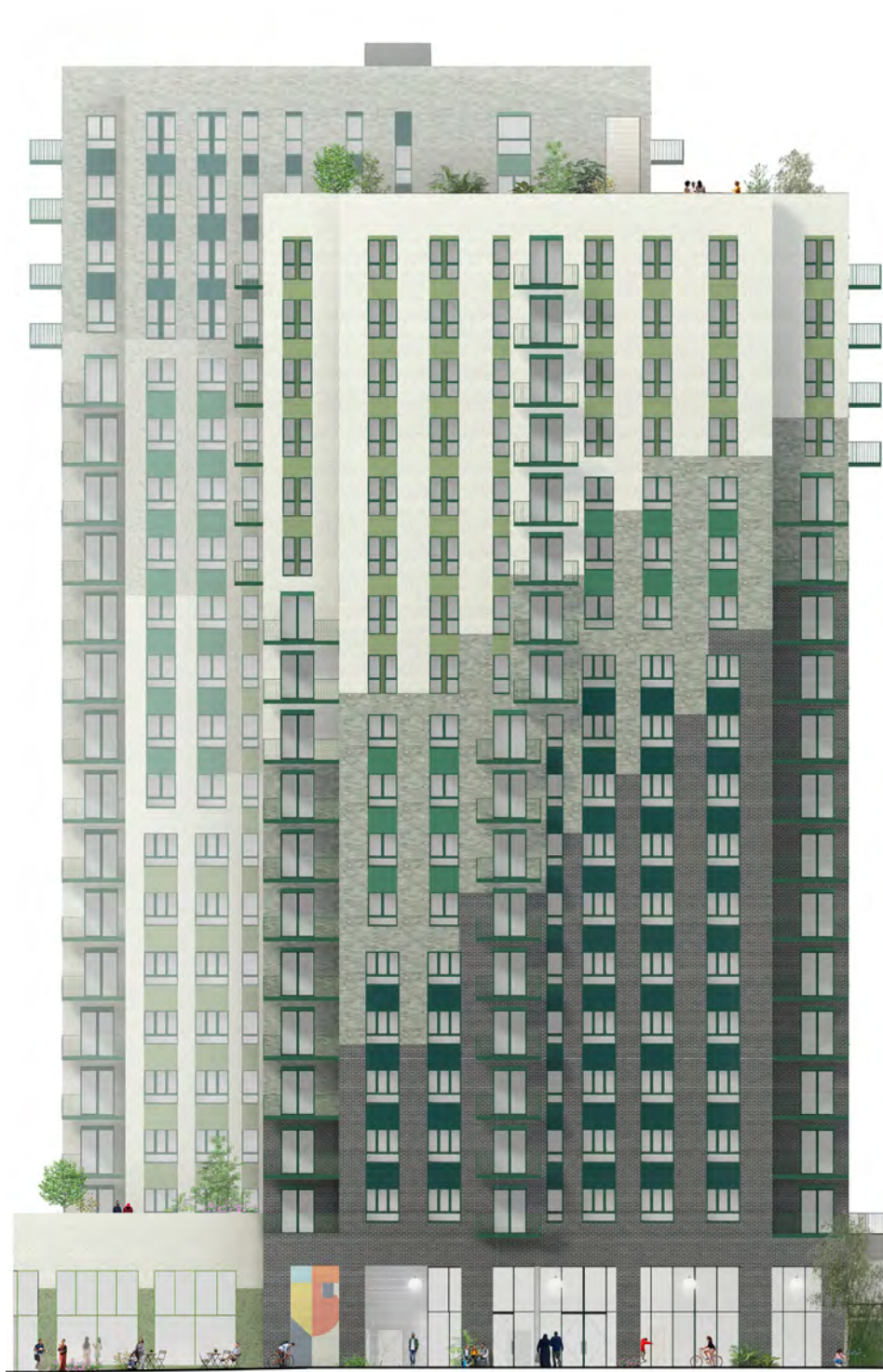
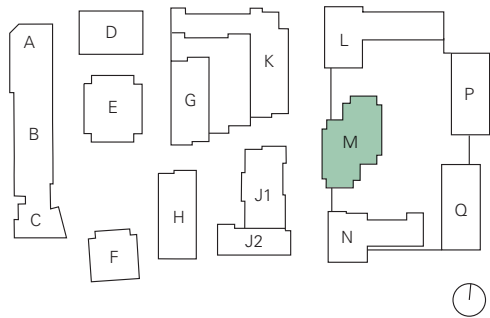
Apertures on every elevation follow the site-wide environmental strategy. Openings are larger at the lower parts of the elevation, and smaller in size at the top to control overheating and daylighting.



Elevation approach

The treatment of the elevations works on the principle of the building form being split into two distinct but related parts. This helps to lighten the visual impact on the skyline and create variety.

The smaller, western element has a gradient that wraps up the building from the south, the darker bricks helping to ground the building. The eastern element has a gradient that is gentler but reversed, helping to create a separation from the Morrisons store at ground floor. The gradient of brick and contrasting tones of metalwork in the balconies and windows further creates a visually interesting facade from all angles. The balcony positions add another level of detail. They twist around the building as they rise to provide solar shading where needed on the south, and claim views of the city to the north.



Building M - west elevation



Building M - south elevation

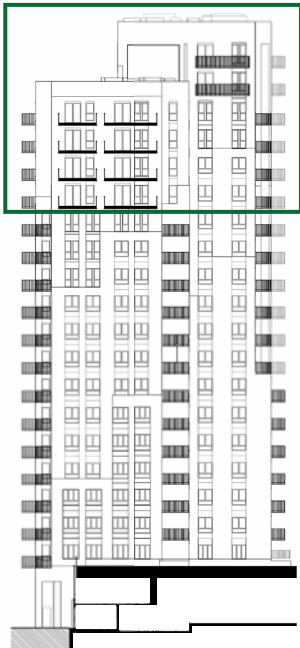
Bay study

The facade showcases the gradient of brick colours, bringing a lightness to the top of the building. A simple approach has been applied to balcony and window positions, celebrating the verticality of the facade.

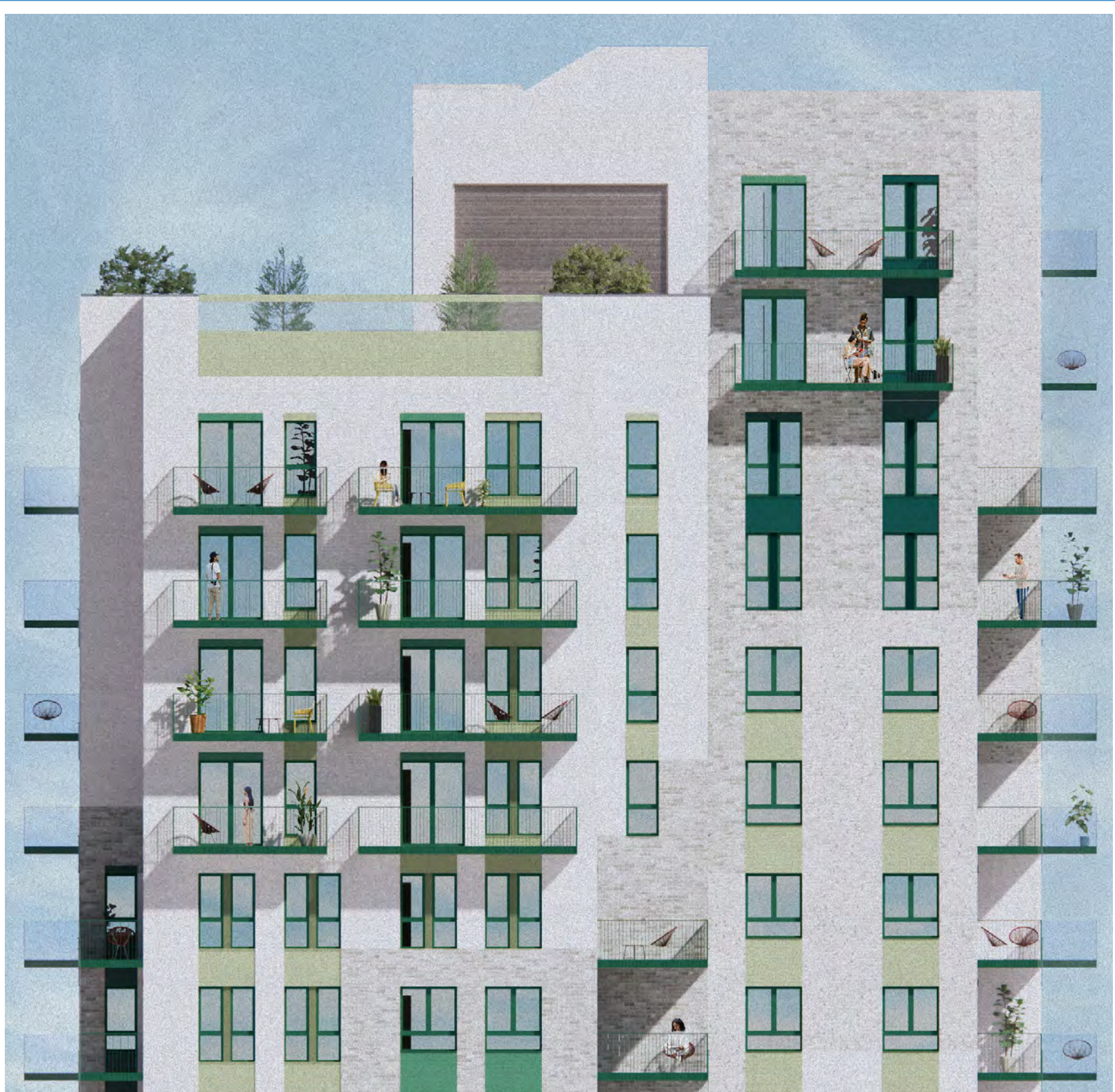
The varied green tones of the balconies complements the gradient design. The paired windows create a formal vertical expression, while the balconies shift, responding to technical considerations.



Roof top with wind shelter parapet



Building M - key elevation

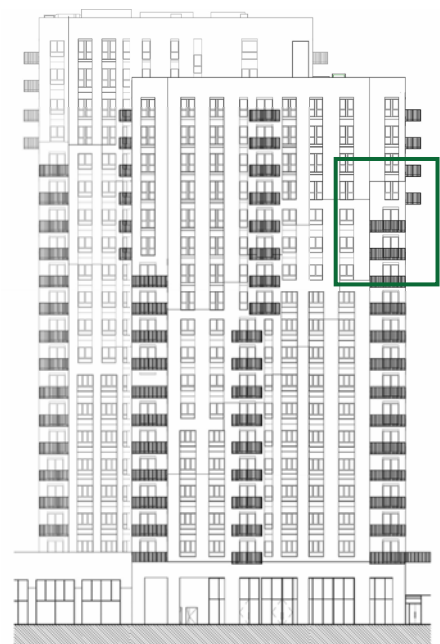


Bay elevation exploring materiality, colour and detail

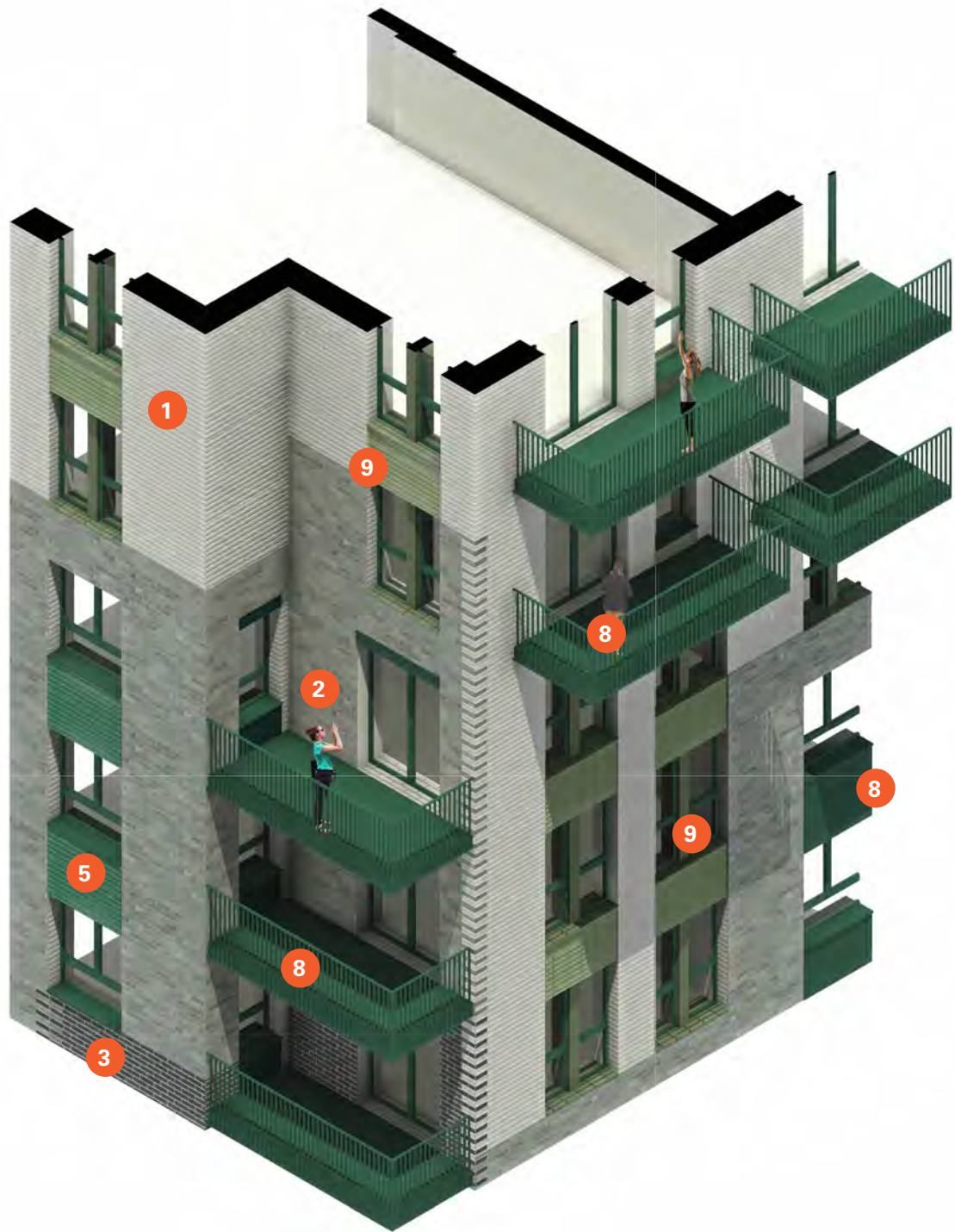
Building M has a limited material palette, utilising a number of complementary tones to create visual interest at a large scale. The gradient wraps a variety of grey and white bricks around the building, articulated with a corresponding gradient of glazed green brickwork banding between the windows. This is further expressed with gradients of green metalwork in the balconies and window frames. Balconies switch sides travelling up the building in response to environmental conditions, for example to create shade on the south facade.

There are further details at a human scale such as brick headers to window sills and tonally matched, recessed glazed brickwork to form window headers and sills.

The result is a visually striking elevation, with variation and interest when viewed from both close and afar.



Building M - key elevation



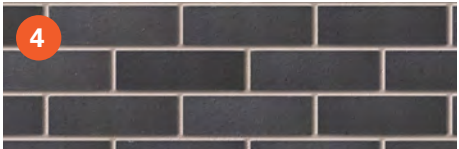
White brick



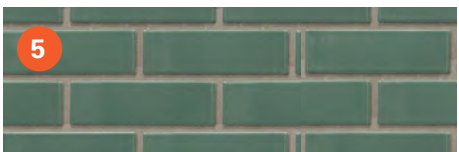
Grey brick



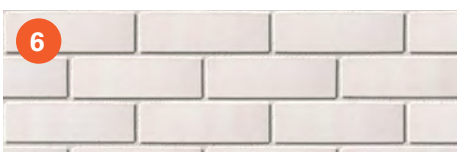
Buff brick



Dark grey brick



Recess glazed brickwork



White glazed brick



Green metalwork colours

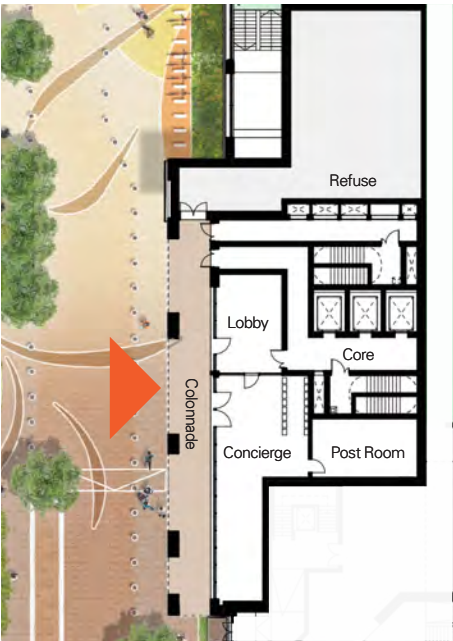
Residential entrance

The ground floor of building M is surrounded by podium to north, east and south, accommodating the Morrisons supermarket and ancillary uses. The western elevation reaches ground through an expressed double-height colonnade, grounding the building and celebrating the residential uses internally and the public realm at ground floor.

A large, residential concierge and secondary lobby are both accessed from the generous double height colonnade. The secondary lobby leads directly into the core. Primary and secondary escape routes lead directly to outside. A refuse store is accommodated at ground floor, with a residents amenity screening room above at mezzanine level.



Approach to building M from the Green Link



Ground floor of building M



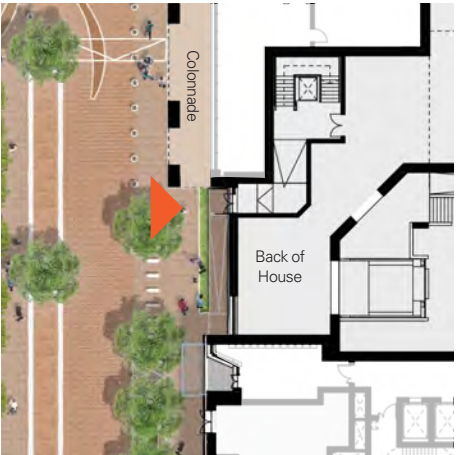
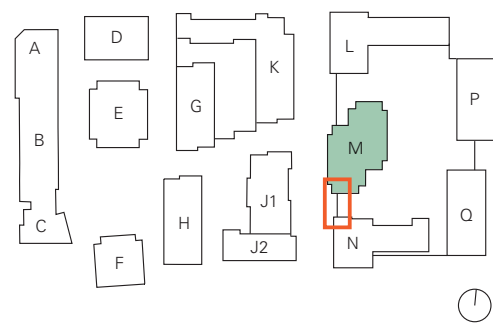
Sectional perspective of building M showing concierge entrance via colonnade onto the Green Link

Podium

South of the building M colonnade and east of the Green Link is an area of podium which forms the break between buildings M and N. This area is the location for the staff access point into the Morrisons back of house and will be in frequent use throughout the supermarket operating hours.

The podium area is set back allowing the residential buildings to read as more prominent. The architectural expression of this area is more industrial in its materiality to express its function and further differentiate from the residential buildings either side.

A limited palette of materials is applied to the podium facade. Muted tones of robust grey block sit alongside areas of metal louvre and reglit to allow daylight and ventilation into the back of house area behind. A bright green metalwork door signals the entry point.



Plan of podium area to south of colonnade



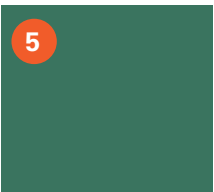
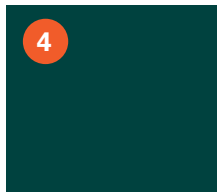
Reglit



Grey block stack bond



Grey louvre



Metalwork colours

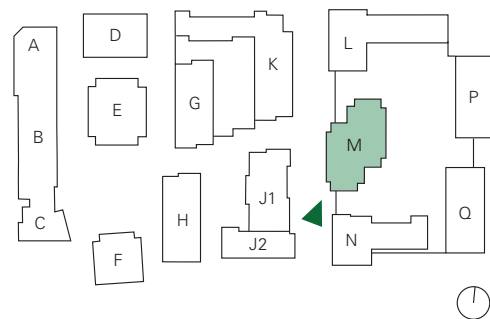


Elevation highlighting podium facade materiality, in contrast to rich green and blue colours of residential facades either side



Building M seen to the west from Peckham High Street

Building M serves as a distinctive neighbourhood landmark, seamlessly blending into both the urban fabric and the human experience. It guides footfall towards Morrisons and through the site from Rye Lane and Hanover Park.





Building N

