

**Buildings
A, B and C**



Buildings A,B and C

Overview:

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

Unit mix:

The collection of buildings proposes a mix of one-, two- and three-bedroom homes, including 10% of wheelchair homes across the mix, all social rent tenure.

Dual aspect homes:

In total, these buildings allow for 93% dual aspect homes. All three-bedroom homes and 97% of two-bedroom homes are dual aspect. There are no single aspect north facing homes.

Cores and circulation:

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

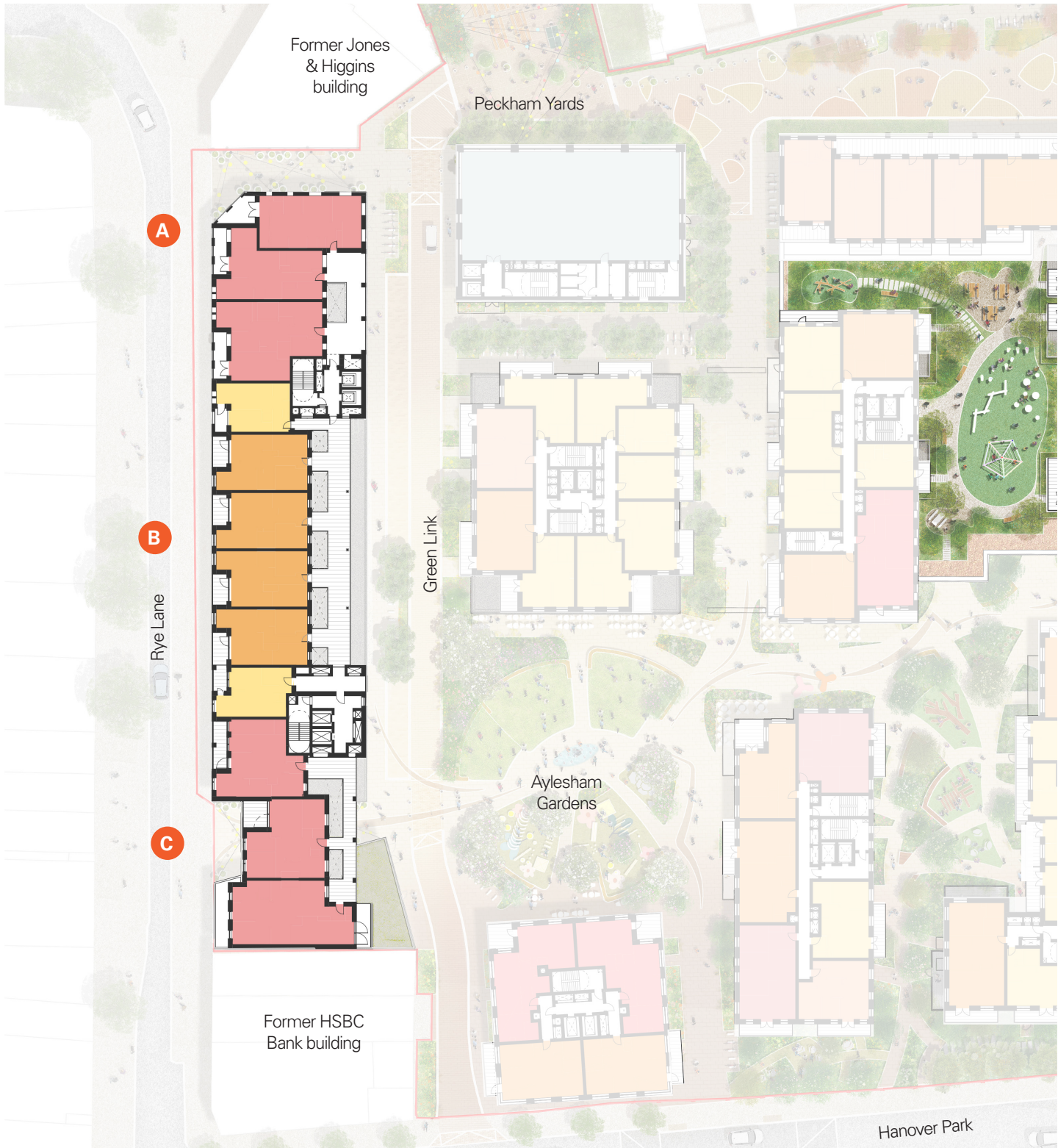
Each core is a fire fighting lift core served by a staircase and two passenger lifts. The lifts are large enough to facilitate easy furniture removal and room for families with children and shopping. The access gallery is set away from the facade to incorporate minimum 1800mm deep light wells to improve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

Security:

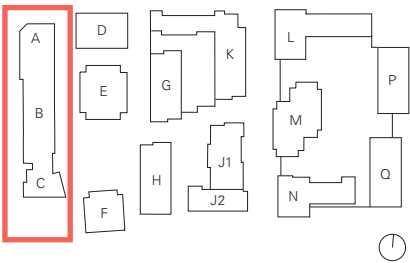
The scheme will be a managed site-wide with CCTV security. Passive surveillance has been considered with both residential and amenity entrances located on the eastern facade and visible from Aylesham Gardens. All residential entrances will have a double lobby with postboxes within the first set of doors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

Private amenity:

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



Typical floor plan of buildings A, B and C



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

Massing and Scale

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

Strong retail datum:

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

Parapet height:

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

Roof scape:

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

Routes through:

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

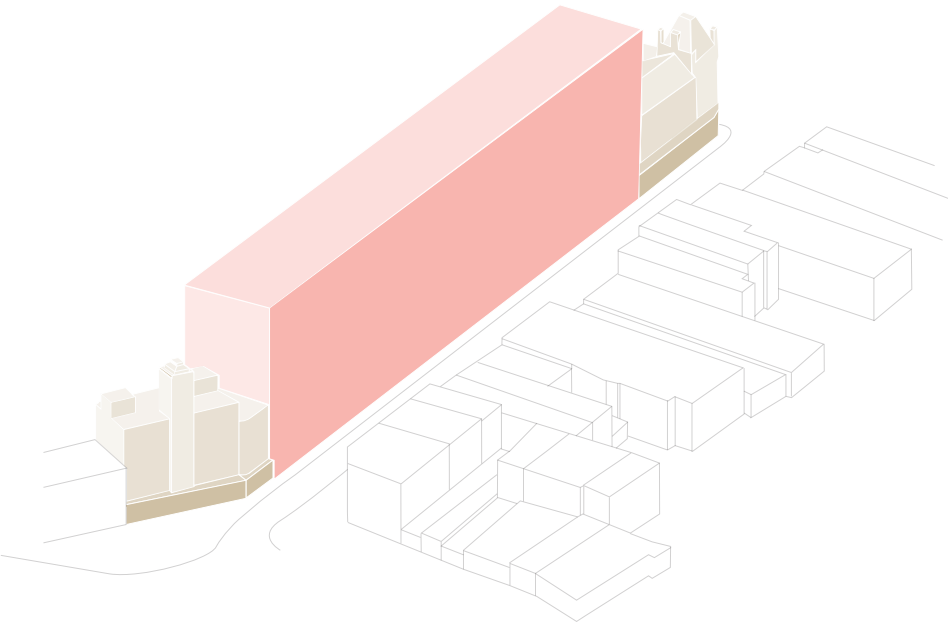
Orientation:

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

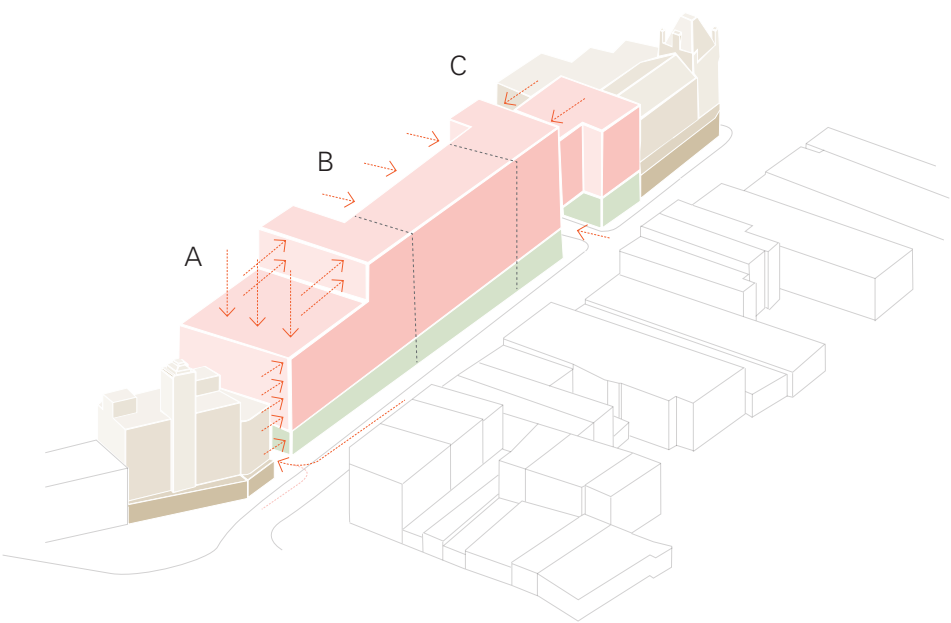
Facade articulation:

The continuous facade has been subdivided vertically to create relief along the elevation and to emulate the character of the town-houses opposite. Inset balconies are incorporated into the apartment layouts to create variation and undulation along the facade.

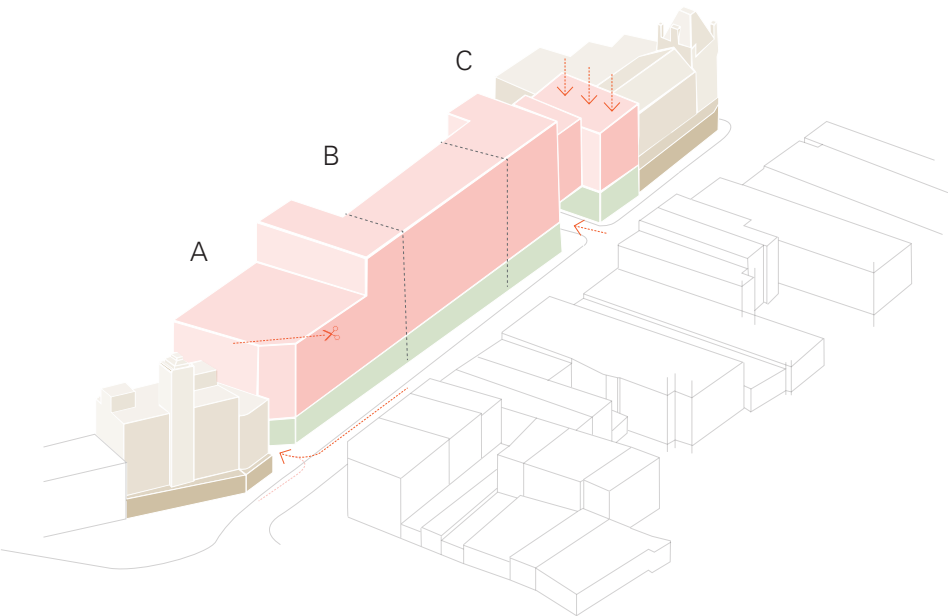
1 Buildable area



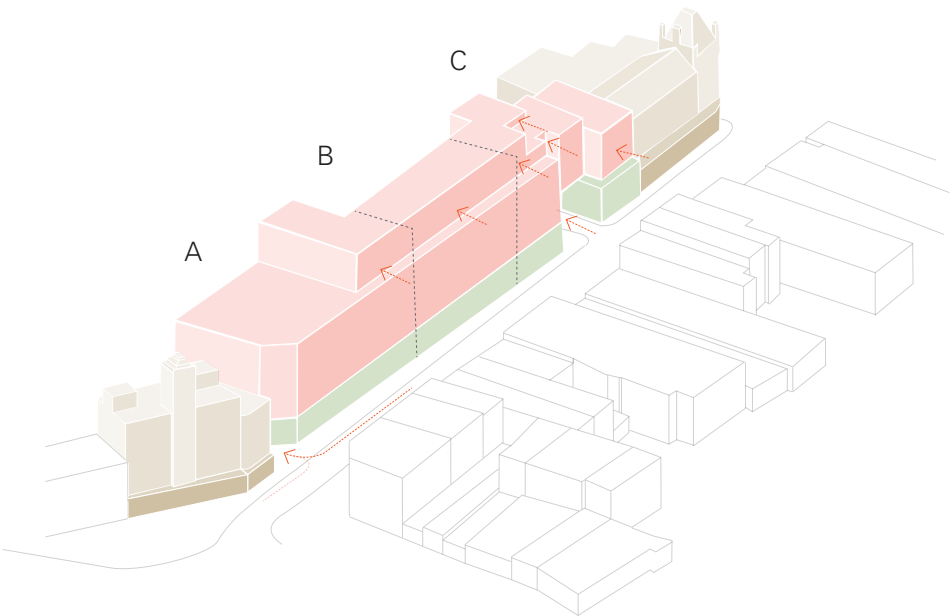
2 Stepping back, lowering and cut through



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



4 Articulating the mass, stepping back top two floors



Context and response

Existing street

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

Historic context

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

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

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



1 Existing Rye Lane character and material study



2 Jones & Higgins and Peckham picture playhouse



3 The Jones & Higgins shopping ‘Golden Mile’



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

Existing character, uses and architecture

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

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

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

Constraints and opportunities

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

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

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

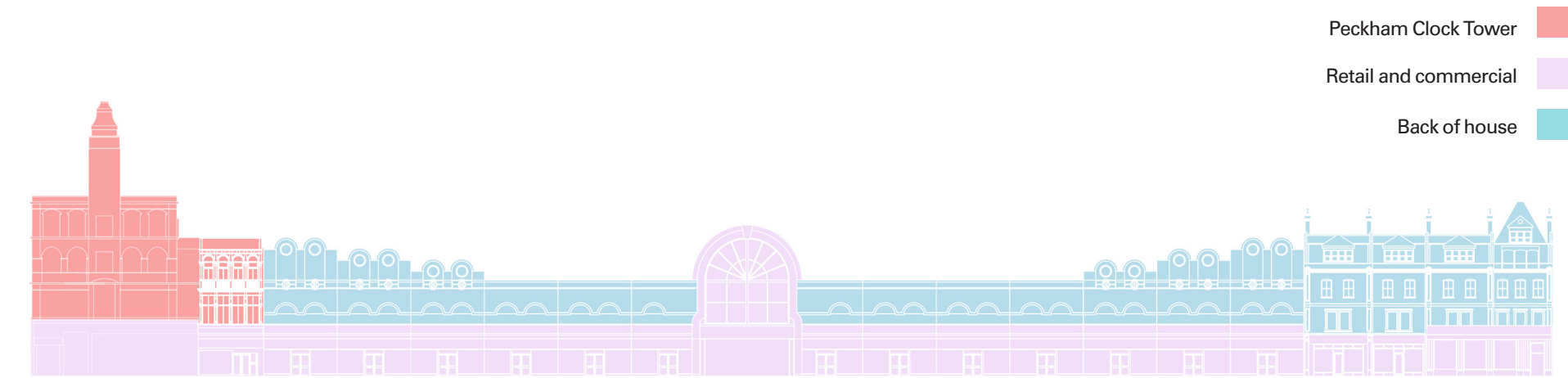


Diagram showing the typologies of the existing buildings on Rye Lane where buildings A, B and C are situated

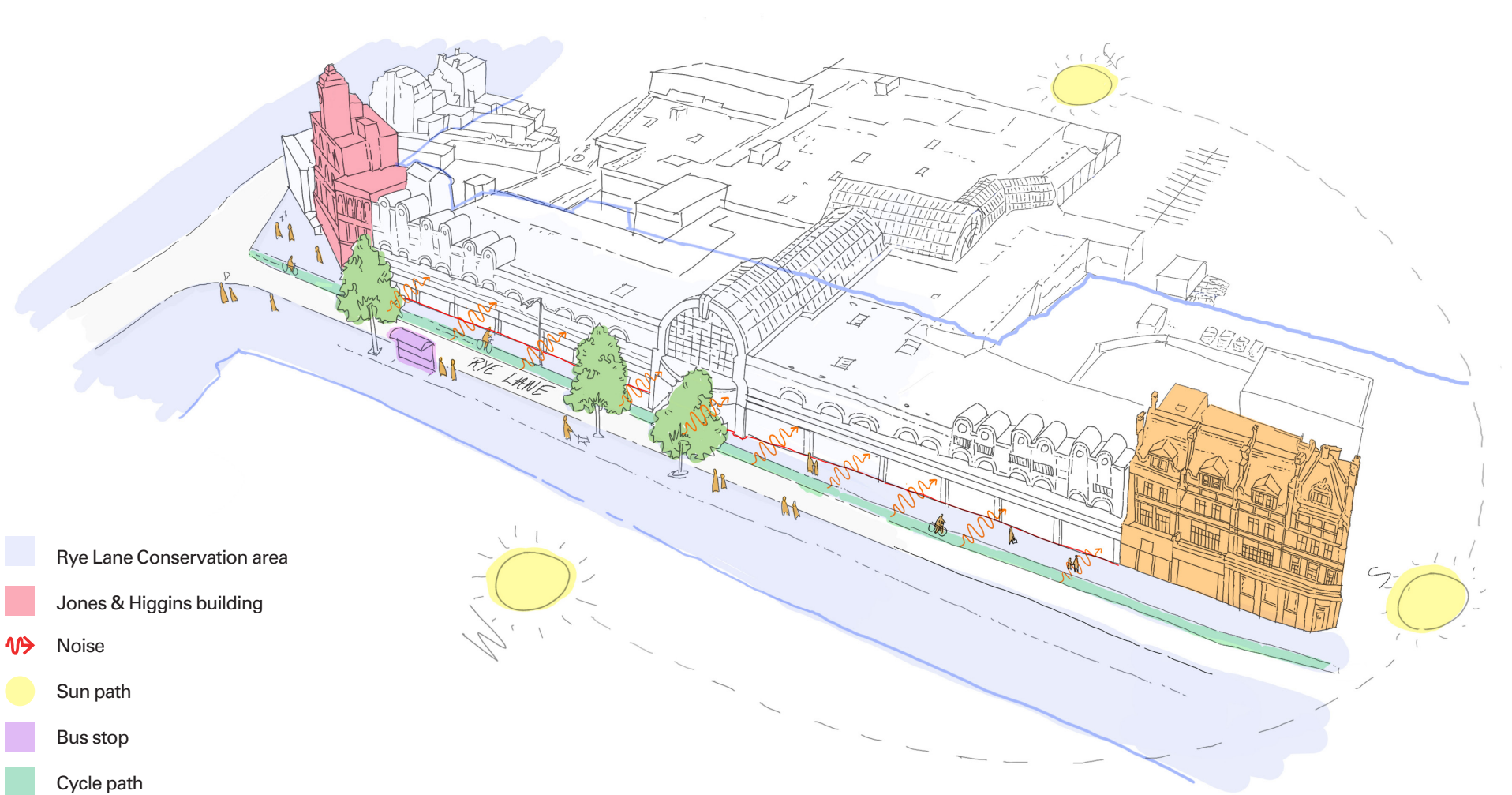


Diagram showing the constraints and opportunities of the existing site of buildings A, B and C