



Building B
Feix&Merlin



Overview

The Rye Lane buildings are located on the north-west side of the proposed Aylesham masterplan.

Feix&Merlin Architects are developing the central building (B), flanked by building (A) to the north by Dowen Farmer Architects and building (C) to the south by Jas Bhalla Works.

Building B's footprint sits central to the building where the existing internal walkway through the Aylesham Centre to Morrisons is currently located. The facade line of buildings A, B and C, sits in alignment with the former Jones & Higgins Clock Tower to the north, and 47-49 Rye Lane to the south.

Typical layout

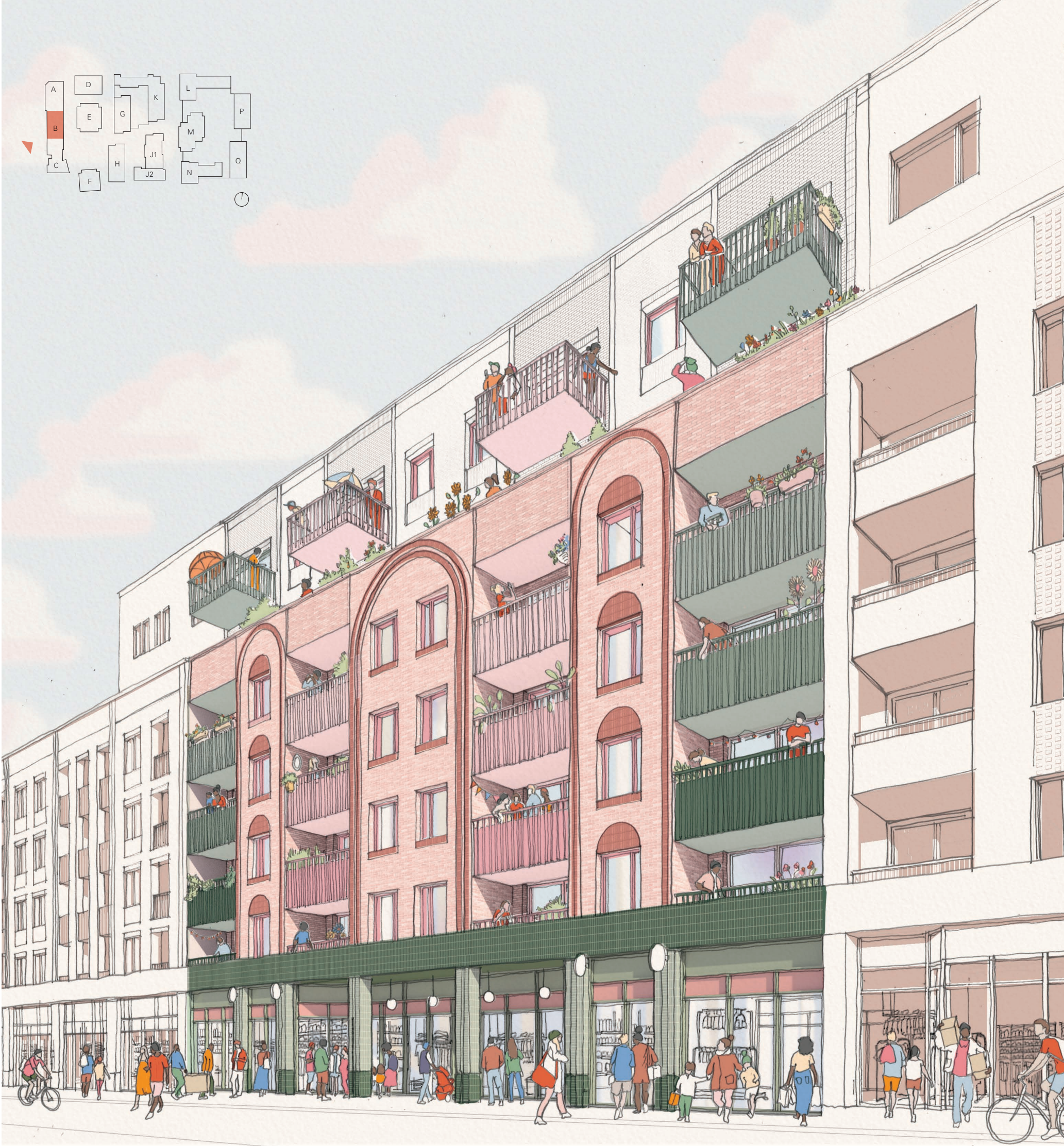
The cores for building B are positioned in building A (north) and C (south).

100% of homes in building B are dual aspect. Gallery access takes you to the apartment entrance door, and two generous window openings to the bedrooms located on the eastern wall. On the west, there is a large double door to the inset balcony and a generous window to the kitchen, bringing in daylight to the living spaces.

- Two-bedroom home
- Balcony
- Dual aspect



Rye Lane Building - Building B



Architectural approach

The architectural approach of Building B is expressed by the horizontal subdivision of the massing into three layers.

The ground floor is defined by a single-storey commercial space unifying buildings A, B and C as a contemporary interpretation of the Jones & Higgins department store. This frontage features columns, coloured panels and insets. The main entrance is marked by a central deep recess creating a prominent entrance.

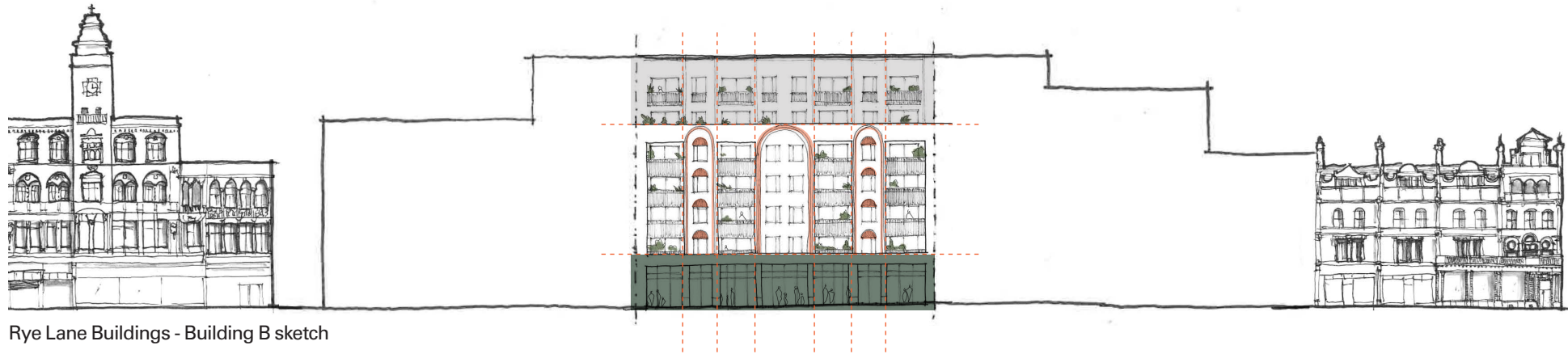
The facade above ground floor follows a vertical rhythm which is expressed in the use of insets, colours and materials. The brickwork arched motif in elevation is inspired by the existing context.

The top two storeys are set back from the front elevation. The brickwork and mortar colour help lighten the massing whilst giving it rhythm and character (please refer to the elevation section).

The roof level has a 1.1m parapet wall above the green roof. The roof level will be occupied predominantly by PV panels above the green roof, which will not be visible from the street.



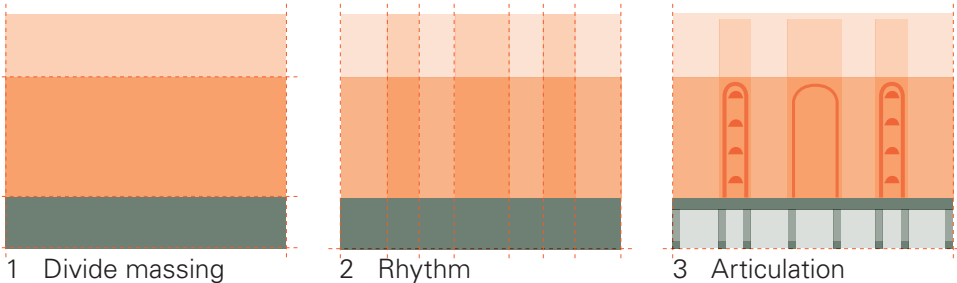
The Aylesham Centre - existing elevation (NTS)



Rye Lane Buildings - Building B sketch



Rye Lane Buildings - west elevation



Entrance and arrival

Ground floor

Entrance principles

The residential entrances to building B are located in cores A and C. Please refer to the chapters by Downen Farmer Architects and Jas Bhalla Works on this topic.

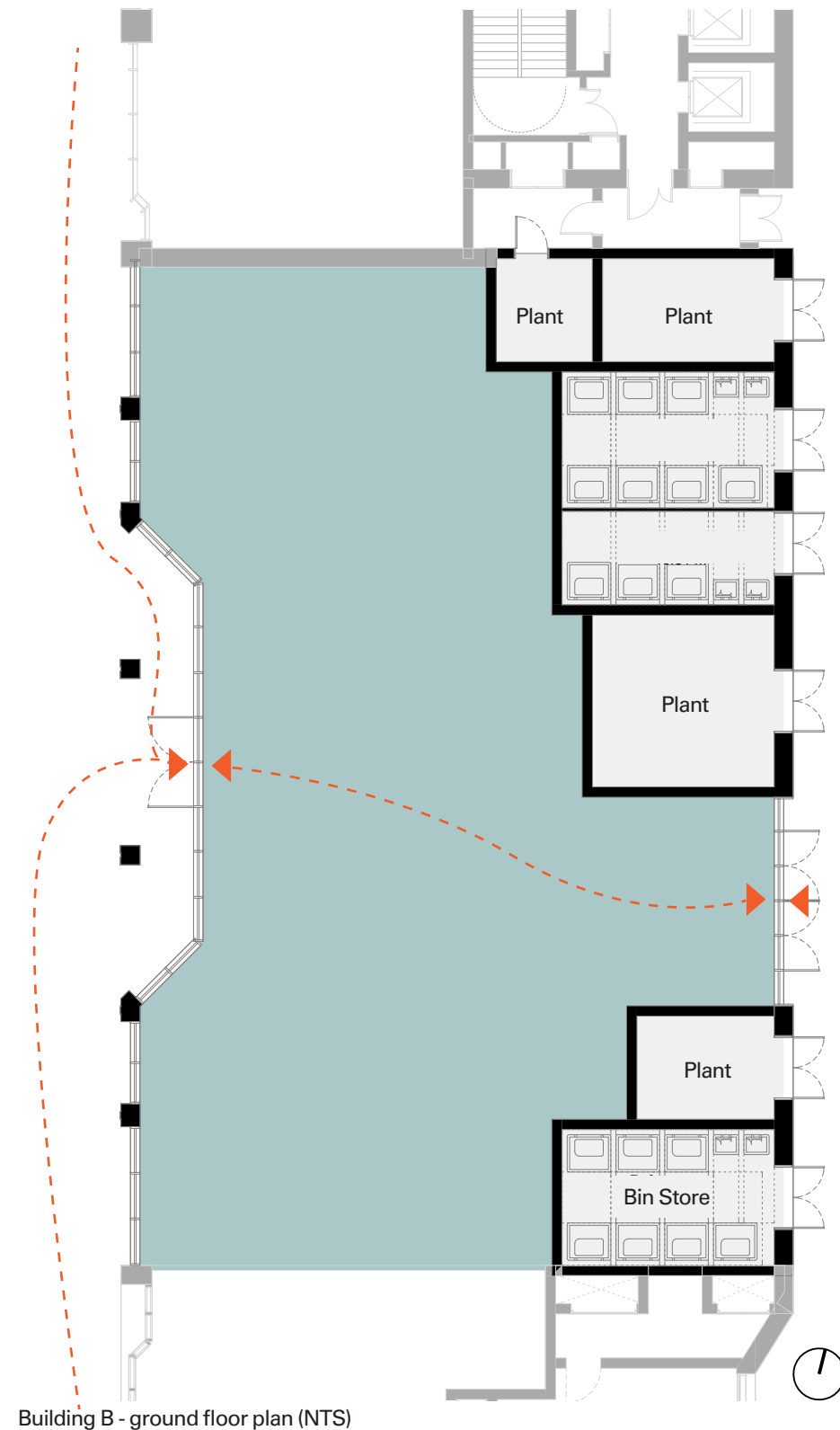
There is a main entrance to the retail ground floor that is designed with a strong reference to the Jones & Higgins department store. The recessed entrance leads you into a large flexible, retail, leisure and commercial unit where Aylesham Gardens can be seen through the secondary doors to the east of the ground floor.

The ground floor also houses residential and commercial ancillary spaces, including:

- Communication room
- Low voltage plantroom
- Two refuse store (residential)
- Refuse store (commercial)
- Life safety plantroom

Ancillary spaces - Refuse

The residential refuse stores for buildings A, B and C are on the ground floor of building B. The refuse store is divided into two sections to ensure that the maximum horizontal travel distance from the furthest flexible, retail, leisure and commercial is less than 30 metres. One refuse store in the north serves building A and northern half of building B, the other refuse store serves the southern half of building B and building C flexible, retail, leisure and commercial units.



Jones & Higgins department store - historical photo



Building B - ground floor entrance

Elevation Approach

Elevation approach: Rye Lane buildings front elevation

The Rye Lane Architects have taken a unified approach to the ground floor, drawing inspiration from Jones & Higgins. The ground floor frontage features a dark green glazed brick datum line across A, B and C.

Levels one to four are subdivided into seven vertical bays that complement the internal layout. Four of these bays feature recessed inset balconies, while the remaining three bays are formed from light pink brickwork and light grey mortar, with an arch brickwork detail on the facade in a darker red-pink tone. The window openings of the smaller bays are celebrated with a lunette panel above the windows. The inspiration for the arch lunette motif is taken directly from the existing Aylesham Centre.

Each balcony has a coloured metal balustrade, comprising of two elements, a metal panel positioned behind the vertical spindles, providing privacy for the residents. Two main colours are applied to the balustrades, green and pink, with an ombre effect transitioning from dark to light as they ascend.

The colours of the windows on all levels follow the vertical bay pattern, pink and green like the balconies. However, the ombre effect does not apply to the window frames (see next page).

The top two levels are expressed in light brickwork with variation achieved by separating the bays with flush vertical soldier course brickwork. Alternating light and dark mortar is applied to every other bay adding rhythm to the facade. The parapet features two courses of soldier course brickwork.

The window and door lintels consist of a single soldier course brickwork, with a panel of soldier course brickwork positioned below the window openings.

The bolt-on balconies on the two top floors are designed to follow the ombre effect and colour scheme of the lower balconies.



Building B west elevation

Elevation approach: Rye Lane buildings rear elevation

Echoing the front elevation design, the rear has a cohesive datum line across the ground floor of buildings A,B and C. The ground floor layout gives the opportunity for front to back retail, opening onto Aylesham Hardens to the east.

While the ground floor rear elevation of building B serves practical purposes, accommodating refuse and plant rooms, the use of colours and painted murals evoke the vibrant essence of Peckham. These murals are proposed to be by local Peckham artists.

Light bricks and light mortar are used on building B to reflect daylight towards the gallery access and also to draw light to the bedroom internally. Additionally, soldier course panels below the window openings add character to the facade.

Given its prominent position on building B, the gallery access is finished in warm, pink/orange tones, creating an ombre effect, changing the colour to ever lighter shades further up the building. Because residents in building B have two means of escape (via two stair cores), unlike other areas, the balustrade to building B can be open, allowing more natural light into the circulation spaces and the bedrooms. Additionally, the gallery access has lightwells opposite apartment windows providing privacy and more natural light.

The colour of the doors and window frames complements the warm tones, without featuring an ombre effect.



Building B east elevation

*This is a space for artwork, The artwork depicted is indicative only.

Bay study

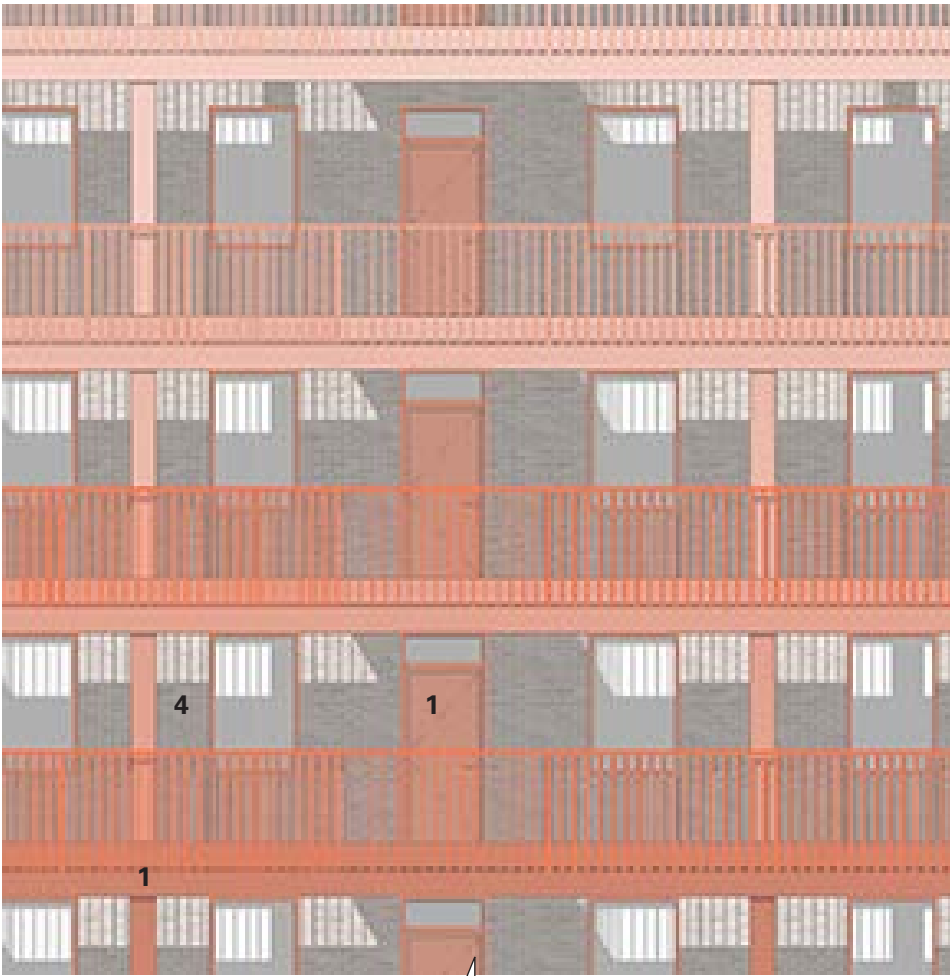
Front bay study



Building B - Bay study, west elevation



Rear bay study



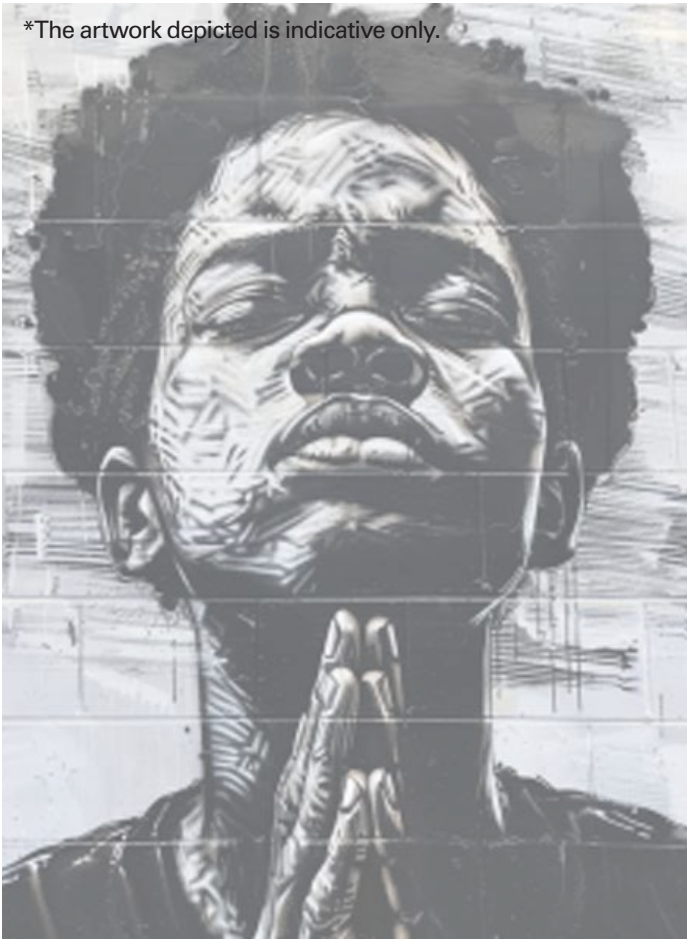
Building B - bay study, east elevation

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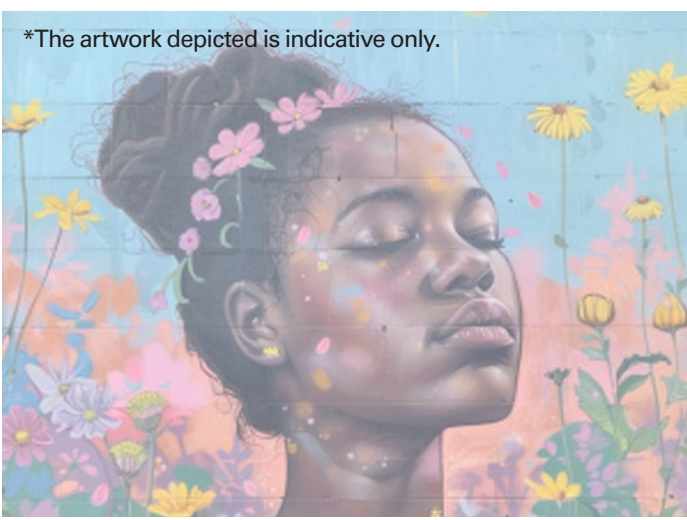
Building B - gallery access visual

1	Metalwork - Gallery access - Window frames - Doors	4	White brick Light grey mortar
2	Glazed dark bricks Stack bond	5	Metal panel window frames
3	Glazed light bricks Stack bond		Metal panel



*The artwork depicted is indicative only.

Building B - examples of murals (top and bottom)



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