

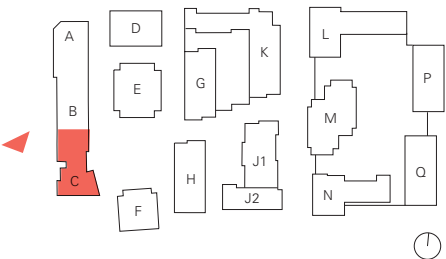
An aerial architectural rendering of a city. The scene shows a dense urban environment with various building styles, from low-rise residential to taller commercial structures. A specific building, outlined in red, is highlighted in the lower-left quadrant. The city is interspersed with green trees and open spaces. In the background, a skyline with several tall skyscrapers is visible under a cloudy sky.

Building C

Jas Bhalla Works



Overview



Building C is located to the south of the combined A,B and C buildings, immediately north of the party wall of 47-49 Rye Lane. Its prominent location on Rye Lane creates opportunity for a new gateway into the masterplan. A new double height retail cut through connects the existing retail landscape of Rye Lane into Aylesham Gardens, forming a continuous retail loop through to Morrisons beyond. The cut through comprises flexible retail, leisure and commercial units either side to activate this threshold. Due to its sensitive location within the Rye Lane Peckham conservation area, the form of Building C addresses the scale of the adjacent historic building as well as drawing on the varied character and scale of the buildings along Rye Lane.

Typical layout

The ground floor layout ensures active retail frontage is maintained on Rye Lane and maximised along the cut through and Aylesham Gardens to create a vibrant retail experience. The optimum location for the residential core providing access to the new homes at first floor and above is located on the eastern facade facing Aylesham Gardens, freeing up three active retail frontages. The cycle store is also located at first floor, providing as much space at ground floor for active retail as possible. Gallery access from the core maximises the number of dual aspect homes, with lightwells creating privacy and daylight to habitable rooms.

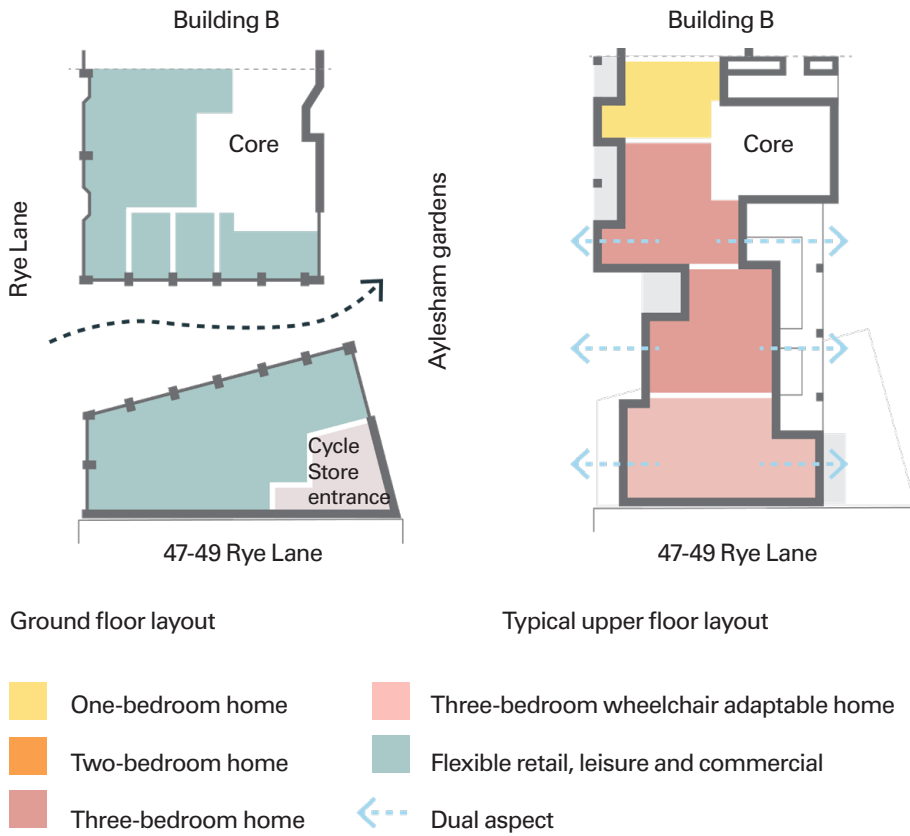


Illustration of Building C looking southwards towards 47-49 Rye Lane

Architectural approach

Design principles

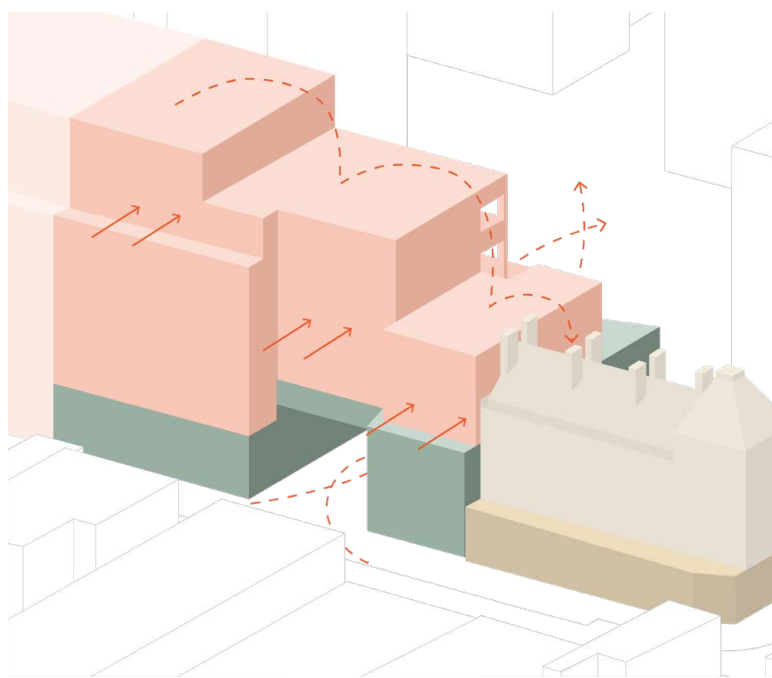
The architectural approach to building C is illustrated in the diagrams on the right hand side.

1. Key architectural moves: A strong retail datum has been created at the ground floor with a double height element reflecting the varied retail datum that exists along Rye Lane. The roofscape has been broken down to create a varied parapet that responds to the former HSBC building, respecting the existing chimneys and roofscape features which contribute to the character of the conservation area.

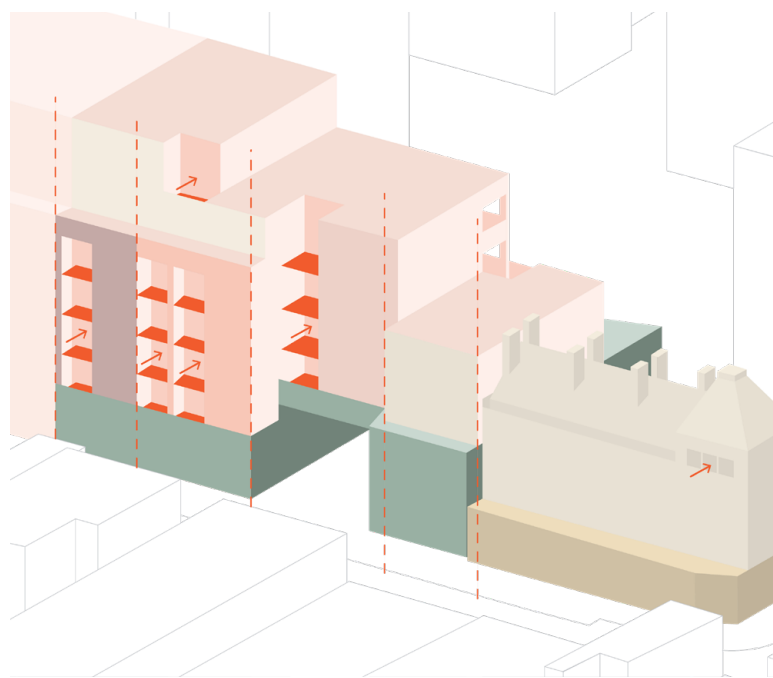
2. Articulation of the facade: The vertical character evident along Rye Lane has been incorporated into the sub-division of the facade which aligns with the internal party walls to echo the 19th century town houses opposite. These sub-divisions are expressed through setbacks, materiality and colour differentiation. Recesses have been integrated to create depth in the facade and form new private amenity balconies. Architectural details such as arches, lintels and inset panels have been added to add to the varied palette of Rye Lane.

3. Retail datum: The design of the retail ground floor is a unifying design element that is a contemporary interpretation of the former Jones & Higgins department store shop front bays. Chamfered entrance thresholds create articulation and interest at ground floor, as well as forming a buffer from the business of Rye Lane. The proportions of the shop front fenestration will echo those of the former department store.

4. Responding to the historic fabric: The use of horizontal banding has been incorporated to marry the new facade with the historical building adjacent, using brick detailing to articulate the facade and stitch the proposed facade into the historical context. Proposed fenestration also reflects the proportions of 47-59 Rye Lane.



1. Key architectural moves: Varied retail datum/ varied parapet height/ permeability from Rye Lane



2. Articulation of the facade: Vertical character/ recessed balconies/ varied architectural detailing



Loggia detail of 47-49 Rye Lane



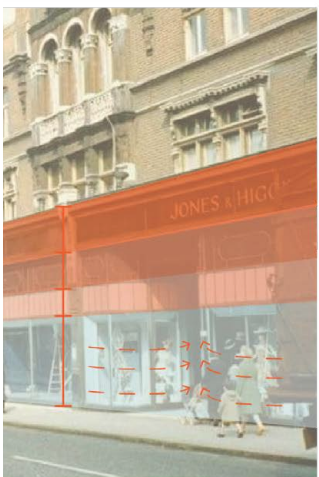
Expressed columns of 47-49 Rye Lane



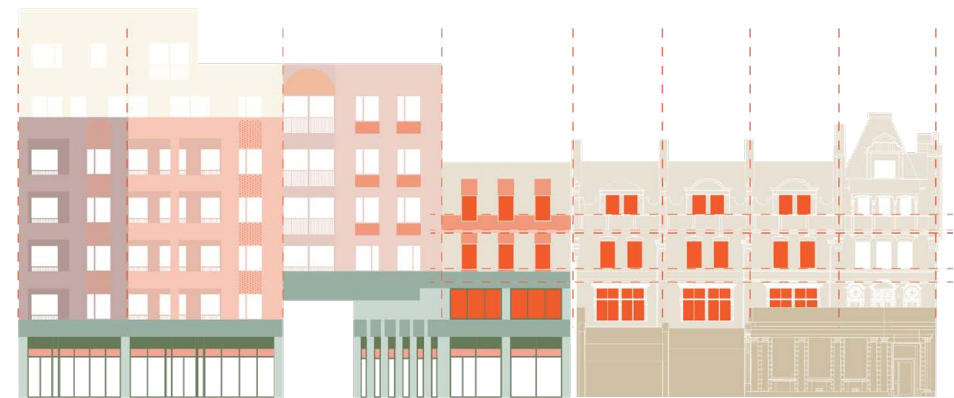
Vertical character of town houses opposite



Varied retail heights on Rye Lane

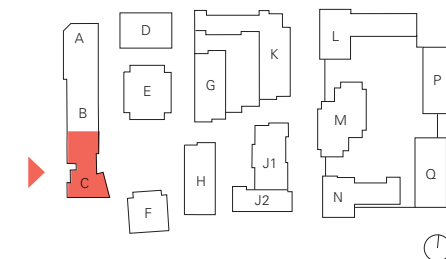


3. Retail datum: Reinterpreting the character and proportions of the former Jones & Higgins department store



4. Responding to the historic fabric: Proportions/ horizontal banding

Entrance to Aylesham Gardens



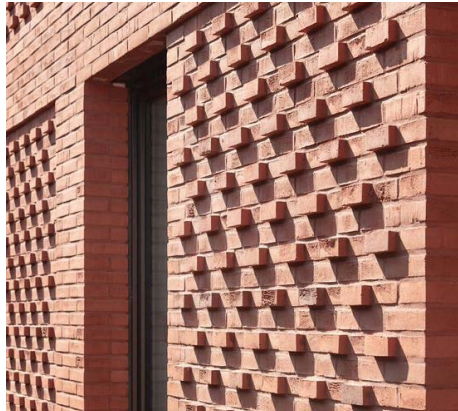
The double height cut through is the gateway to Aylesham Gardens, linking Rye Lane with the new development beyond. Cut throughs are particularly characteristic of Rye Lane, such as the example in image three below, they often provide secondary retail routes that branch off from Rye Lane.

The height and width of this cut through has been designed to ensure the space feels safe, well-lit and activated through different times of the day. The chamfered wall on the south side widens the entrance and opens up the vista through to the gardens and Morrison's. This is further enhanced by the set back at first floor which reduces the length of the cut through and creates an intermediate threshold to Rye Lane, creating breathing space between the people moving through and busy pedestrian traffic along Rye Lane. On the Aylesham Gardens side, lightwells from the gallery access open down onto the cut through, increasing natural surveillance and daylight.

The architectural expression of the cut through is an opportunity for the character of Peckham to be celebrated by the use of colour, art and light installations through collaboration with local artists. The expressed columns and beams along the retail facade create an opportunity for a gallery of painted murals and feature lighting. Decorative brickwork denoting 'Rye Lane' is also used to activate the flank wall providing visual interest.



1. Hanging lights



2. Art wall / decorative brick work



3. Existing cut through along Rye Lane



4. Mural precedent by Katrina Adams

Illustration of cut through looking towards Aylesham Gardens from Rye Lane

Entrance and arrival

Residential entrance and arrival

The residential core is accessed from Aylesham Gardens which will provide a well lit approach through the development with natural surveillance from Aylesham Gardens.

The entrance is highlighted through the use of colourful brickwork which contrasts against the dark glazed brick. A recessed entrance creates a threshold and covered entrance as required under Part(M). The residential entrance doors align with the stair core windows and balustrade to the gallery access, creating a vertical architectural expression which signifies the entrance from a distance.

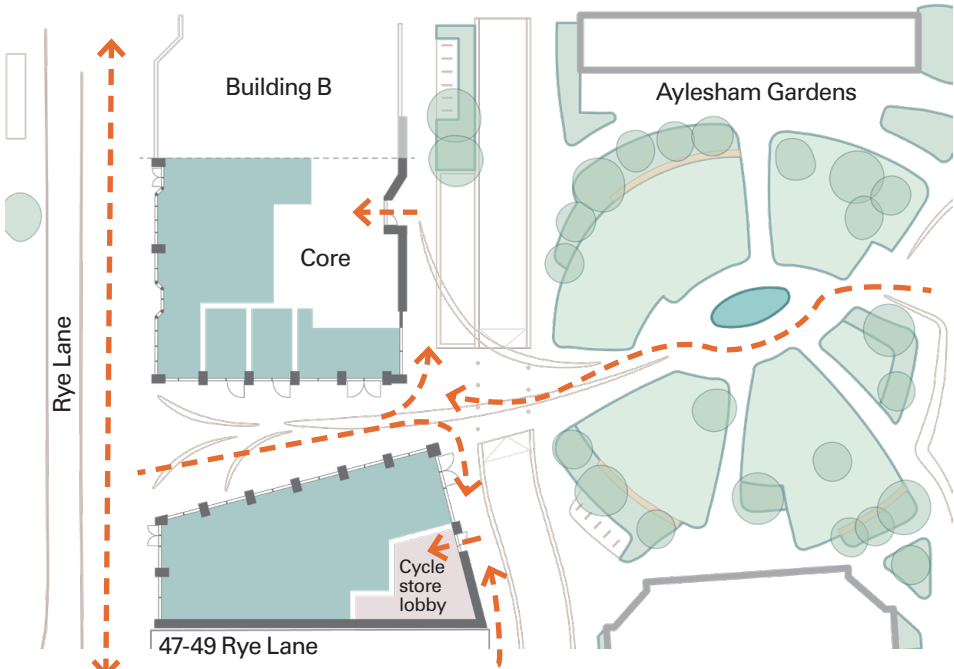
A generous lobby space is provided internally which will house post box facilities for buildings B and C and access to the upper residential floors via the general access stair or lifts.

Ancillary spaces - Cycle storage

The cycle store is located on the first floor of building C and serves all residents in buildings A, B and C. Locating the cycle store on the first floor will free up more active retail on the ground floor. The cycle store is accessed via a dedicated lift lobby from Aylesham Gardens, close to the southern entrance into the masterplan. To meet GLA standards two lifts are provided to transport cyclists to the first floor.



Residential core entrance



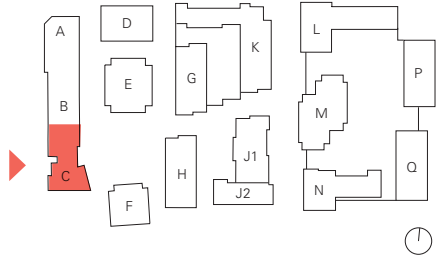
Ground floor plan



Cycle store entrance

Elevation approach

Rye Lane elevation - Bay study and material palette



The ground floor has been designed as a unifying element along buildings A-C, through a contemporary reinterpretation of the former Jones & Higgins department store building. The proportions of the shop fronts reflect those of the original, drawing on the historic colour palette. The retail bays are expressed by dark green glazed brick columns with a consistent band above connecting buildings A, B and C.

The upper floors are subdivided into four vertical bays that align with the subdivision of the party walls in plan. Each vertical bay has a different coloured brick and mortar combination to create variety along the elevation, reflecting the brick colours along Rye Lane. Projecting brickwork, coloured soldier coursing above windows, arch details and recessed panels create articulation and variety. Coloured metalwork to balconies in an ombre effect and coloured window frames add to the interest.

The two storeys above the parapet are in a lighter brickwork to reduce the visual impact and help the upper storeys fade into the background.



Existing material palette of Rye Lane



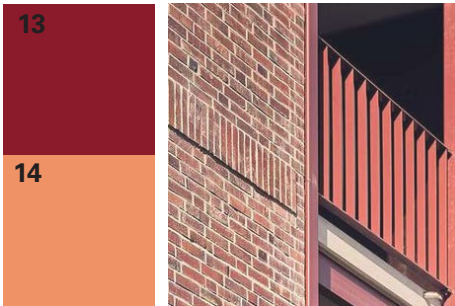
Articulated brickwork



Flush brick work/graphic



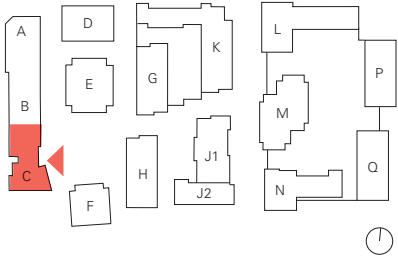
Soldier course banding



Coloured metalwork



Aylesham Gardens Elevation - Bay study and material palette



The ground floor materiality continues around to the rear facade facing Aylesham Gardens, connecting around the entire floor of buildings A-C. The rear ground floor facade is less formal than the Rye Lane side.

The gallery access of Building C is in a prominent location, visible from Aylesham Gardens. Colour has been used to elevate the facade. As the gallery access is a single means of escape to the stair core, the balustrade will be solid metal to comply with smoke control along the escape route. The vertical balusters are expressed in front of the solid metal panels, tying in with the language of the open balustrades to balconies and the gallery access of building B. Brick piers create a structural framework for the balustrades to site within.

The stair core facade is an opportunity for the creative use of brick colour and pattern that will add to the vibrancy of Peckham. The proposal is to collaborate with a local artist to produce a mural.



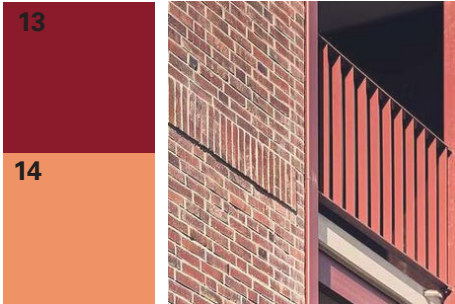
Brick pier gallery access



Brick patterns



Soldier course banding



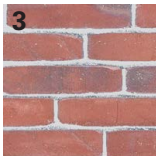
Coloured metalwork



Brown brick
Light brown mortar



Light red brick
Dark mortar



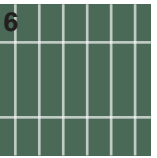
Dark red brick
Light grey mortar



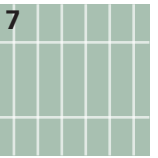
Light brown brick
Light grey mortar



Coloured metalwork in ombre effect



Dark green glazed brick in vertical stack bond



Light green glazed brick in vertical stack bond



Metal panel window frames



Solid glass panel

Aylesham Gardens creates a new entrance to Rye Lane, bringing the existing retail character of Rye Lane into the heart of the new scheme.

