

Buildings
D, E, F, G, H, J and K



Buildings D, E, F, G, H, J and K ground floor

Overview:

Buildings D, E, F, G, H, J and K are located in the centre of the site, flanked by Peckham Yards to the north, Hanover Park to the south and Aylesham Gardens to the south west.

Ground floor flexible retail, leisure and commercial:

The ground floors of buildings D, E, F, G, H, J and K comprise of many active non-residential uses. A variety of spaces have been designed to complement the new landscape character areas. These spaces are designed to suit a number of potential uses, with some spaces extending onto first floor. The majority of spaces enjoy multiple aspect and frontage.

Workspace:

Building D is a dedicated workspace building providing six-storeys of flexible workspace, designed to be sub-divided to suit tenant needs. Building D has a panoramic roof terrace on its sixth floor with views north to the city.

Cycle hub:

Between buildings G and K, below the podium garden space is a residential cycle hub, housing cycle storage provision for Building G, K and E. The hub can be accessed from Peckham Yards to the north, and the Green Link to east.

Cores and circulation:

All buildings over 18 meters tall have a secondary stair discharging at ground floor level in line with emerging legislation. Where possible all main cores have natural daylight and ventilation to the stair and the corridor.

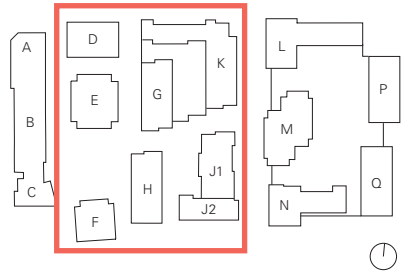
Each core is served by a staircase and two passenger lifts. The lifts are large enough to facilitate furniture removal and spacious enough for families with children. A lift lobby with a minimum width of 1800mm is directly opposite the lifts. External gallery access is a minimum of 1500mm in depth in building K. All internal corridors are 1500mm wide.

Security:

Passive surveillance has been considered in design development. To mitigate tailgating all residential entrances will have a double lobby with postboxes within the first set of doors. All lobbies, lifts and cycle store access will be fob accessed.



Ground floor plan of buildings D, E, F, G, H, J and K



Key plan

- Two-bedroom maisonette
- Three-bedroom maisonette
- Refuse store
- Cycle store
- Workspace
- Flexible retail, leisure and commercial

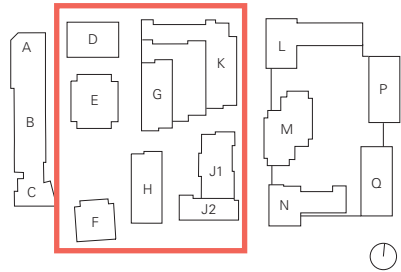
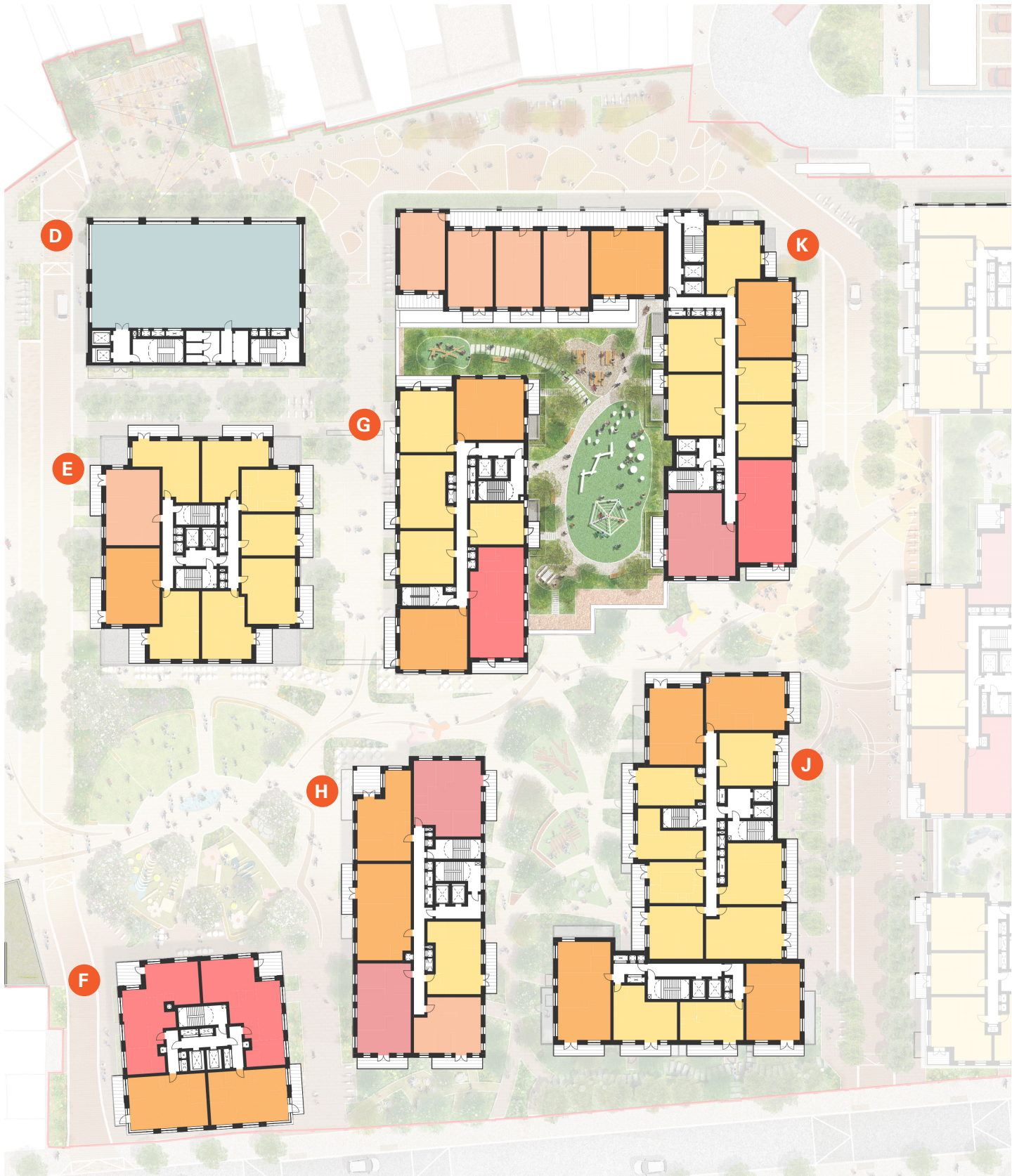
Buildings D, E, F, G, H, J and K residential floor

Residential mix:
The buildings propose a mix of one-, two- and three-bed homes, with 10% of the mix being wheelchair user homes. Buildings E, F and G are entirely market sale, while buildings J and K are both market sale and intermediate. Building J is solely social rent.

Dual aspect homes:
94% of all two-bed and three-bed homes are dual aspect in buildings E, F, G, H, J and K.

Private amenity:
All homes enjoy private amenity in the form of balconies or private terraces designed to meet or exceed the GLA requirement, including minimum balcony depth. Buildings G and K have roof terraces which allow amenity space to be offset providing 10m² per dwelling. All three-bedroom homes have 10m² balconies. For further detail on amenity provision refer to Chapter 6 'Landscape.'

Shared podium garden:
Buildings G and K enjoy the shared use of the landscaped podium garden, elevated at first floor. The podium garden offers both play spaces and areas for relaxation, featuring a variety of seasonal planting species.



Key plan

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

Third floor plan of buildings D, E, F, G, H, J and K