

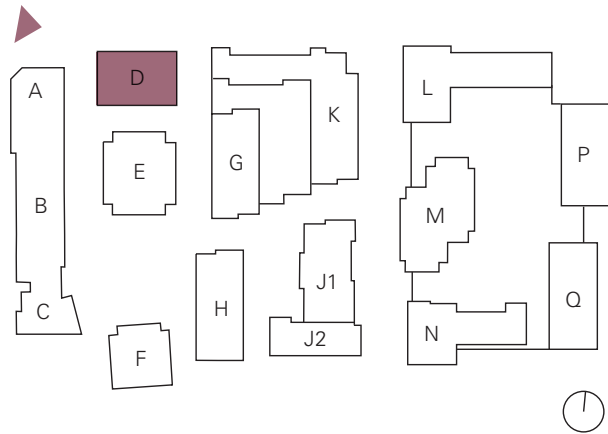


Building D

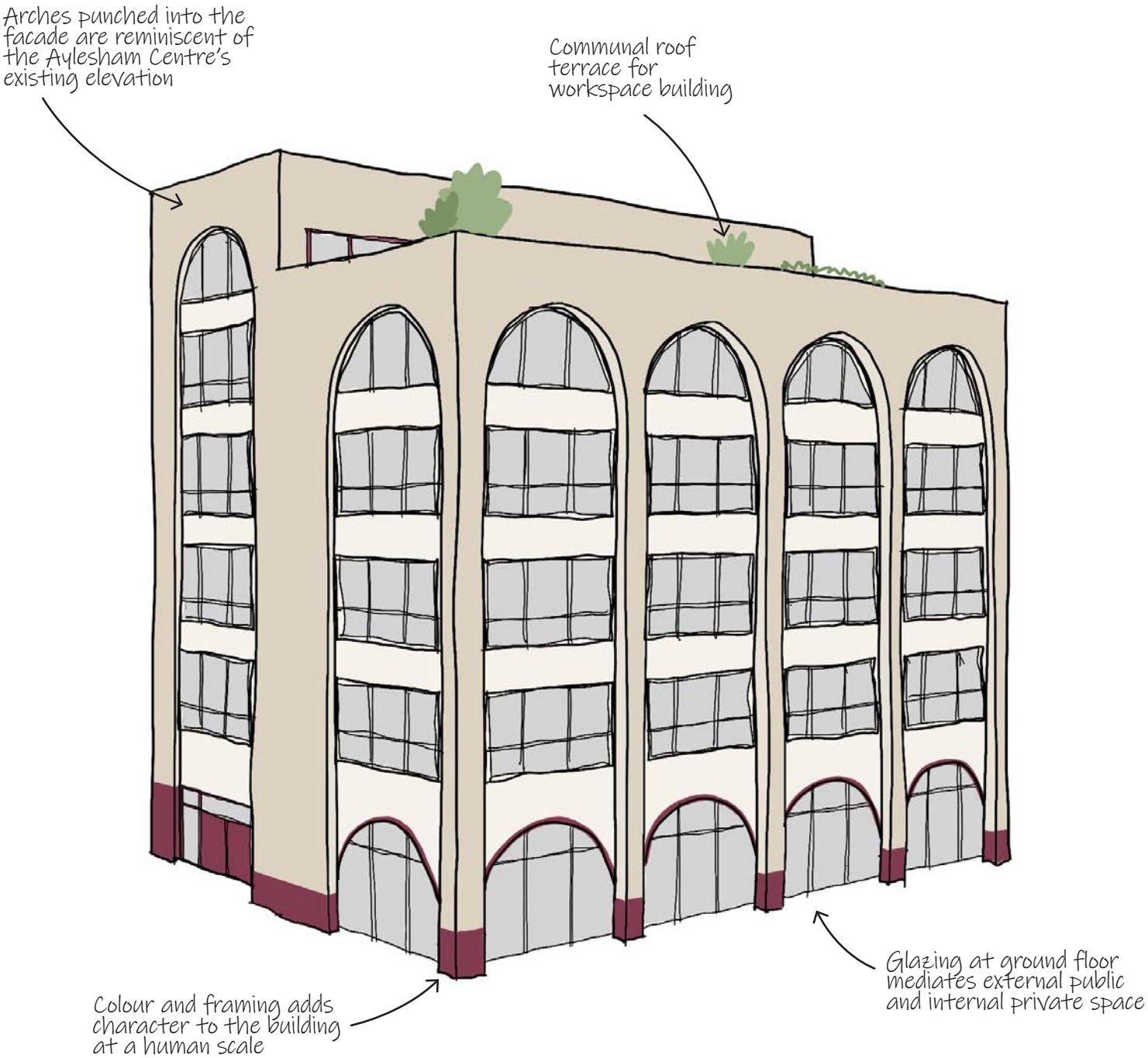


Overview

Building D is a workspace building located to the north-west of the site. It is orientated to face north towards Peckham Yards. The ground floor has high levels of glazing. Double doors allow the facade to open directly onto Peckham Yards. Planting helps enhance the transitional space between the active square and private workspace.



Sketch view of building D looking east towards Peckham Yards from Peter Collinson Passage, a cut through from Rye Lane

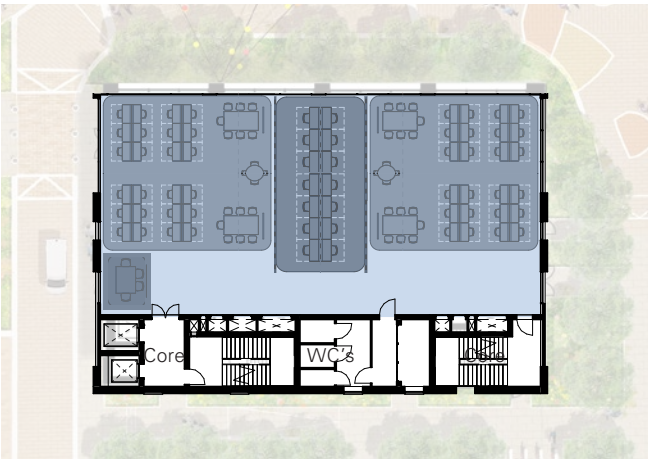


Sketch view of building D concept

Scale and massing

Building D consists of six levels. All floors host flexible workspace, envisioned for co-working. The ground floor also has a cycle store which is shared between users of the building.

All of the work spaces have been designed to be subdivided, dependent on user requirements. The top floor offers a generous shared roof terrace which benefits from clear views north towards central London.

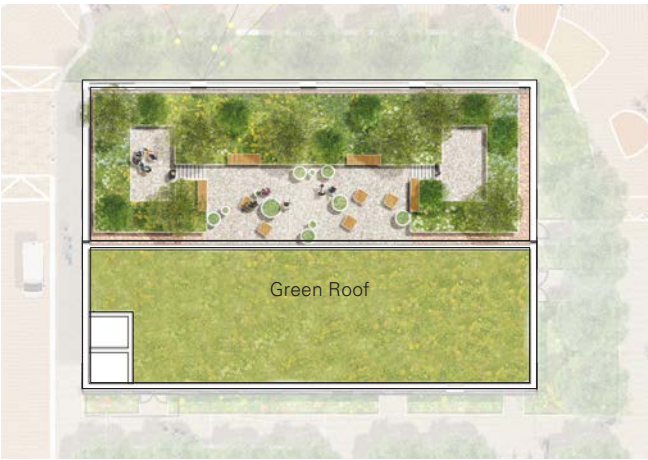


Floor plan showing sub-division of flexible workspace. Indicative only.

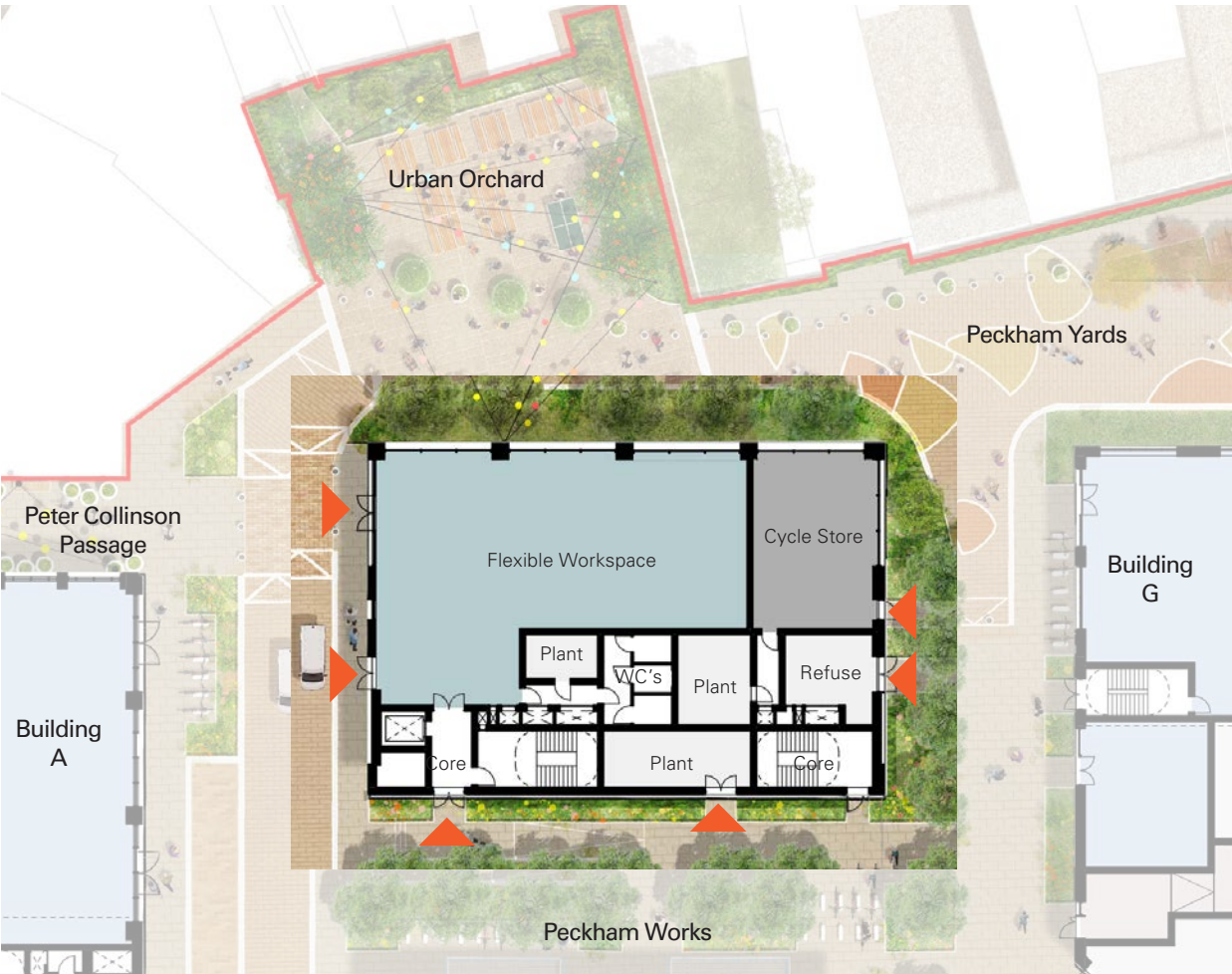
Building D - first-fourth floor plan



Building D - fifth floor plan



Building D - roof plan



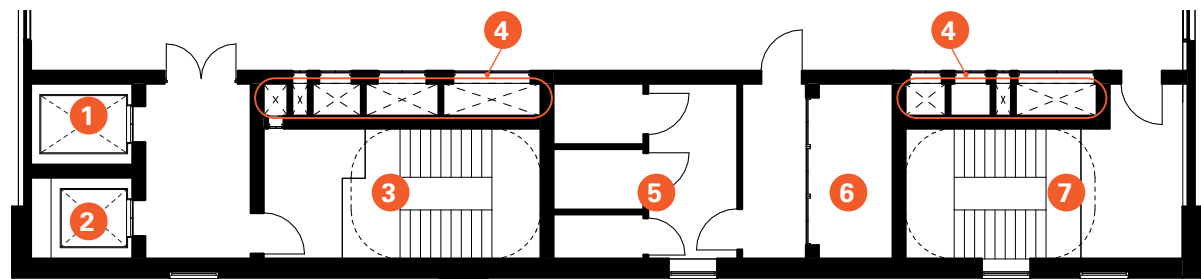
Building D ground floor plan

Architectural approach

The building is taller than 18 metres so requires two means of escape. These are both situated to the south of the building. The southern facade has significantly less glazing than the north; this maximises privacy for residents of neighbouring building E. The location of the cores also maximises the interaction between the ground floor workspace and Peckham Yards to the north.

Core and circulation layout

Building D’s circulation, plant and storage space is concentrated in a rectilinear layout to the south. This maximises the flexible and free use of workspace for the rest of the building.

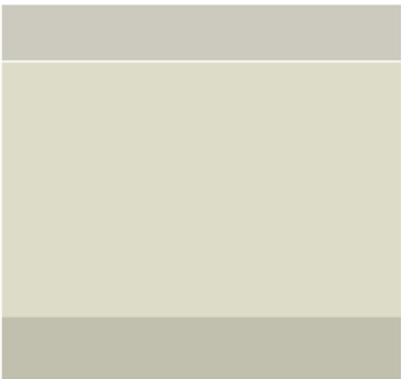


- | | | | |
|---|--|---|---------------------------------|
| 1 | Evacuation / firefighting and goods lift | 5 | WC's |
| 2 | Evacuation / firefighting lift | 6 | Workspace back of house / store |
| 3 | Firefighting stair core | 7 | Evacuation stair core |
| 4 | Risers / storage | | |

Exposure to nature

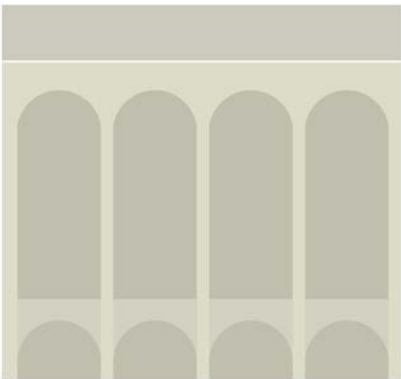
All floors have high levels of operable glazing so users can benefit from natural ventilation and views out to the surrounding landscape.

The top floor steps back to form a generous roof terrace, and the ground floor has fully operable glazing to encourage users to go outdoors during the day and enjoy the benefits of interacting with nature.



Contextual elevation

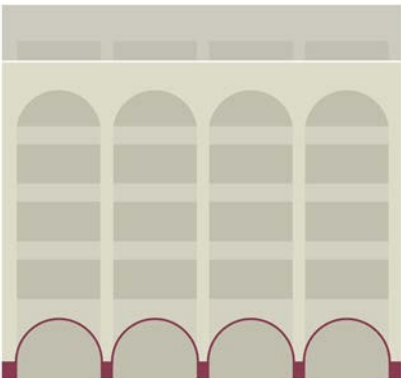
Large arches frame the facade and define the scale of the building as non-residential. Arches were inspired by the existing expressions along Rye Lane and the existing Aylesham Centre, and add character and interest to be enjoyed from Peckham Yards.



Human scale

The line of glazing is set back from the external facade to reduce solar gain and overheating.

Glazed bricks form a plinth and frame the arches at ground floor to define the pedestrian realm. The addition of horizontal elements also helps to break up the elevation into more human scale elements.



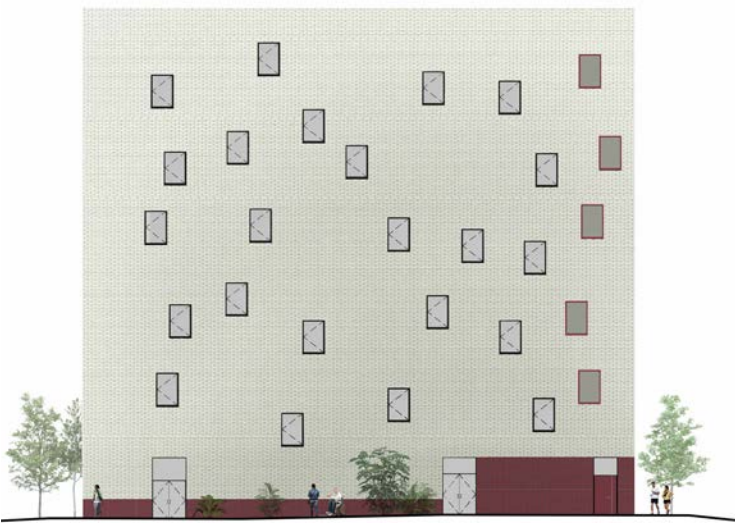
Elevation approach



Building D - north-facing elevation



Building D - east-facing elevation



Building D - south-facing elevation



Building D - west-facing elevation

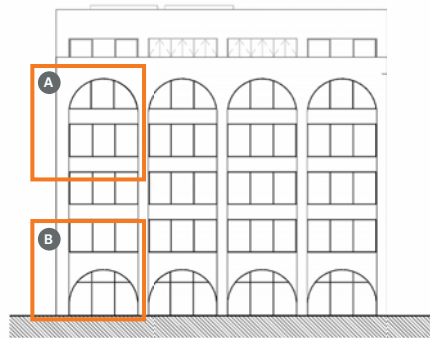
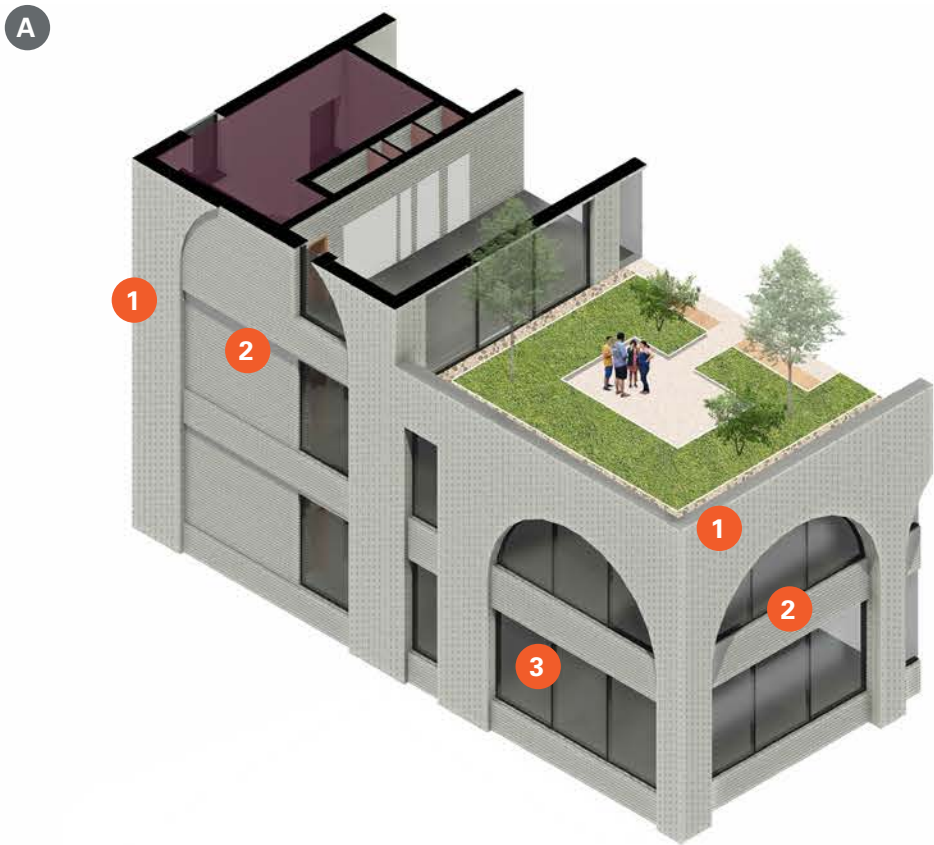
Bay study

Building D uses two brick types, a dark red glazed and a white brick. Mortar colour is used to further define the expression of the inset arches. The external line of the brick facades will use dark mortar. Infill panels below windows and in-between the arches will use light mortar. The dark red glazed brick provides an enduring datum to the facade.

Doors and window frames will be primarily dark grey / black metalwork. However, in specific locations a pop of dark red will be used to add interest.



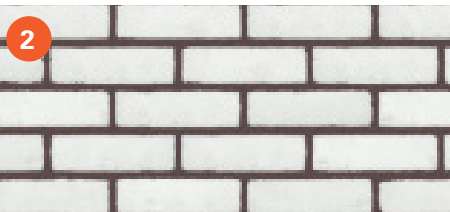
Building D viewed from Peckham Arch looking south, layering of building becomes part of Peckham High Street



Building D - key elevation



White brick with white mortar



White brick with dark grey mortar



Black metalwork



Dark red metalwork

Building D contributes to the eclectic street scape which has been designed to activate the ground floor along Peckham Yards.

