



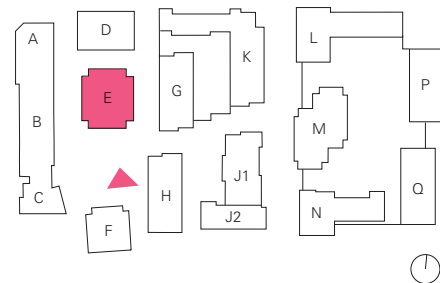
Building E



Overview

Building E is located at the centre of the western portion of the site. Glimpses of the building will be visible from the Rye Lane pedestrian cut through between buildings B and C and from Hanover Park. The top of the building will be visible in long townscape views.

The southern facade forms one of the main frontages overlooking Aylesham Gardens. Balconies have intentionally been omitted from this facade and placed on side elevations instead, to improve residents' privacy as well as the civic experience of Aylesham Gardens.

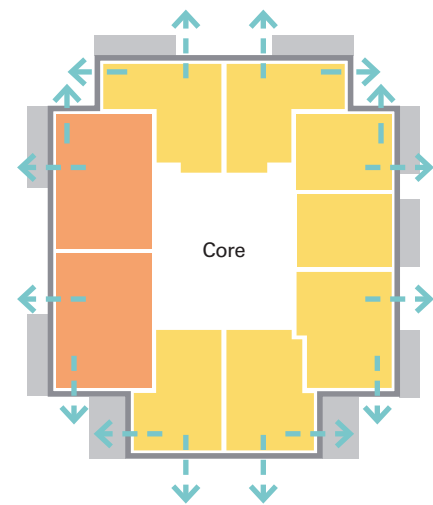


Sketch view of Aylesham Gardens looking north towards building E

Typical layout

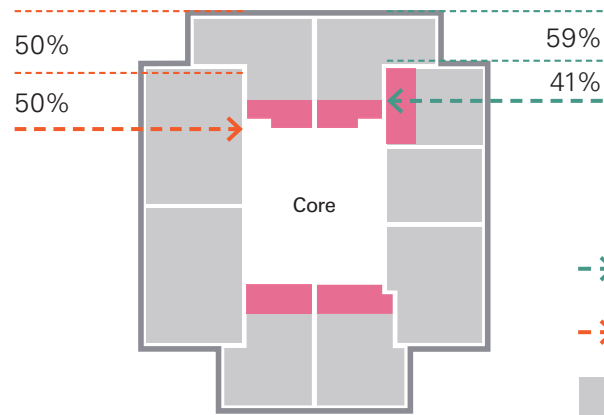
Due to its central location in the scheme, building E has been designed as a point building. Apartments surround a centralised core to maximise the number of dual aspect dwellings. The layout has associated benefits of natural daylighting and cross ventilation. The typical floors offer a range of one- and two-bedroom homes. The top two floors provide larger two- and three-bedroom homes which take full advantage of views across Peckham.

On all buildings, the GLA LPG Housing Design Standards definition of dual aspect has been used to assess the dual aspect home count, save for building E, where the floorplan has been assessed for dual aspect without taking into account the bathroom / technical zone to the back of the homes which is subject to mechanical ventilation. The GLA LPG Housing Design Standards requirement of 50% of the depth of the home to return and provide a second facade orientation has been applied for habitable rooms only. Refer to adjacent diagram. This is due to considerations regarding adjacency to other buildings.



Building E layout principles diagram

- Two-bedroom home
- One-bedroom home
- Balcony
- Dual aspect



Building E dual aspect strategy

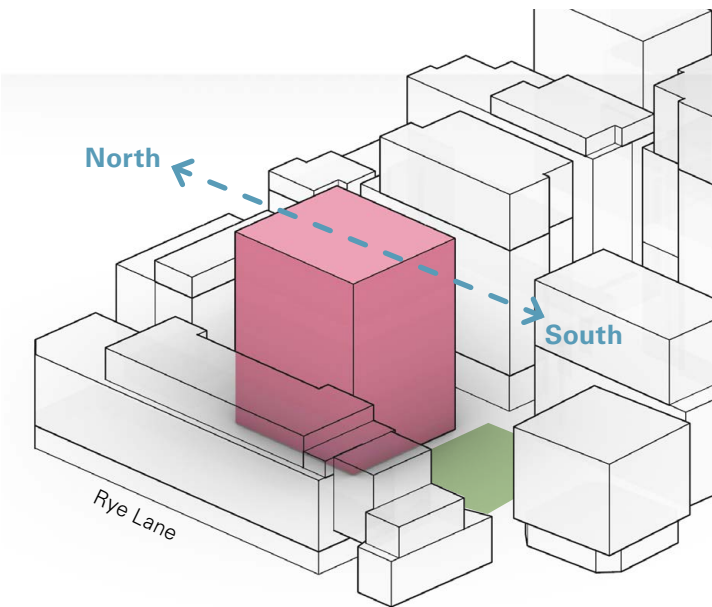
- Building E assumed back of home
- GLA assumed back of home
- Homes
- BOH / technical zone

Scale and massing

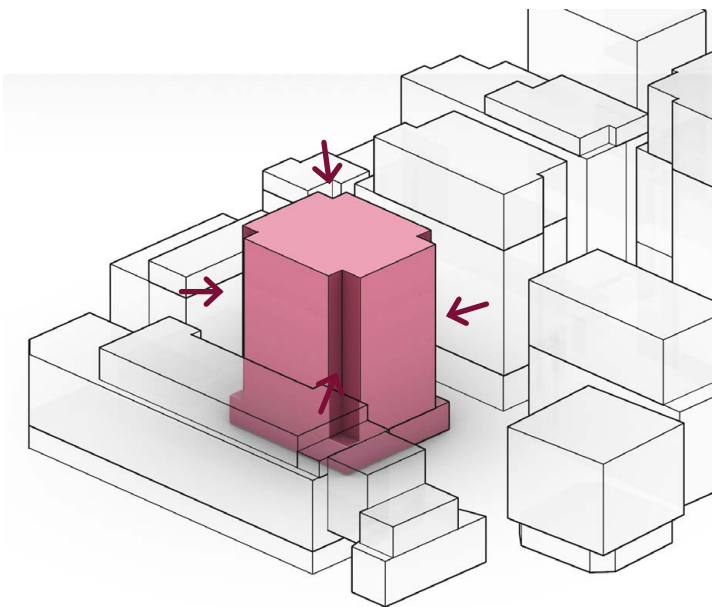
Building E is 10-storeys tall and comprises a total of 78 market sale homes.

Building E is key to the sitewide strategy. The scheme is layered to create a gradual increase in building heights from west to east. The building heights rise away from Rye Lane towards the east, to protect important townscape views from afar.

To contribute to the layered building heights across the site, building E is sensitive to the proposed height of neighbouring Rye Lane. The top two floors are significantly stepped back to reduce the perception of mass.



The rectilinear plan is orientated parallel to Rye Lane. The longer facades face north to south to reduce the perception of mass from Aylesham Gardens.



The corner points of the building are carved out to create dual aspect homes and further reduce the presence of the facade at pedestrian level.

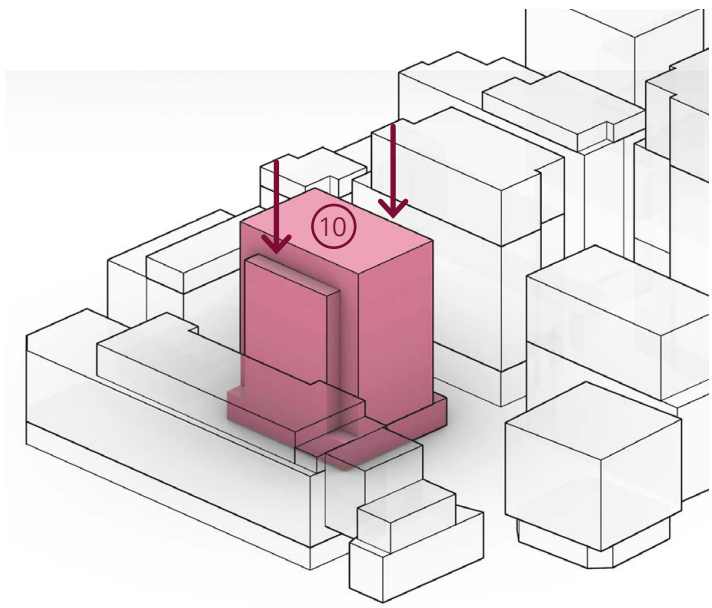
117-125 Rye Lane



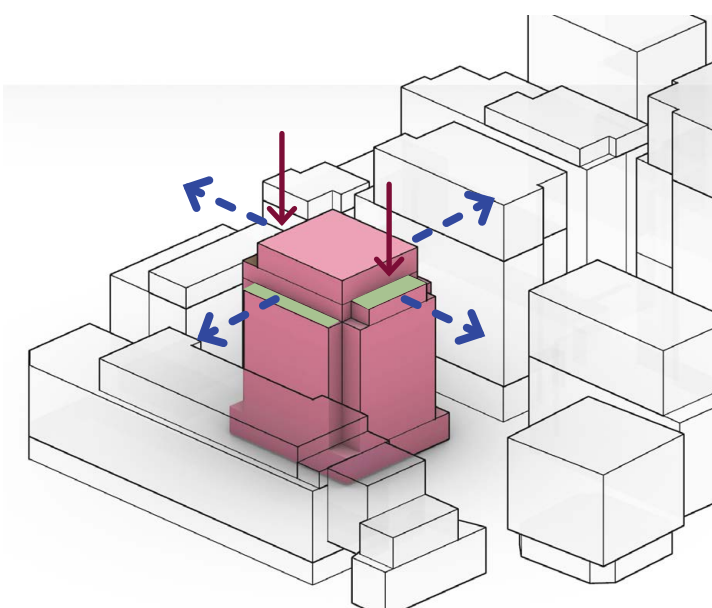
72 Rye Lane



Inspiration was taken from the Art Deco architectural style which is prevalent in the local area, particularly on Rye Lane.



Floor plates one to eight are typical. Above, the floor plates are further reduced to continue the proposed height set by the Rye Lane building.



The cut back form of the top levels creates space for generous private terraces and uninterrupted views of the context.

Architectural approach

The architectural approach and civic expression of building E responds to its location at the core of the scheme. The ground floor is mainly designated for flexible commercial space, suitable for workspace to the north and food and beverage to the south. The proposed uses are celebrated externally through architectural framing and generous glazing, allowing a strong relationship to be fostered with the public realm.

The importance of the facade facing Aylesham Gardens is considered. Glazed brickwork below windows, in combination with limited balconies on the southern facade, creates an elegant southern frontage whilst horizontal bands break up the massing. Pink tones bring a uniqueness and joy to the building, and complement the variety of colours used across the scheme.

Generous residential private amenity roof terraces access views across London

Simplified Art Deco inspired stepping and detail to parapet adds civic character

Vertical expression of facade through banding of colour

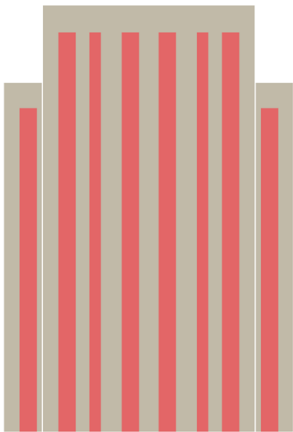
Stepped brick articulation to celebrate the public ground floor

Inset lobby to improve resident wayfinding among the commercial ground floor

Building E concept sketch

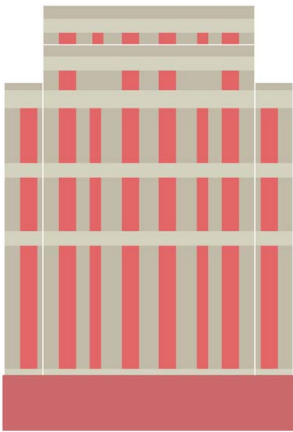
Vertical expression

Verticality is brought to all four elevations of building E through the placement of recessed glazed brickwork beneath windows.



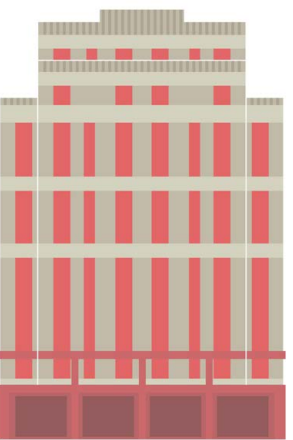
Secondary horizontal

Pauses in the coloured verticals add a secondary horizontal element to the facades. Horizontal banding gives the impression of breaking up the massing. The massing steps back at the top floors.



Art deco inspiration

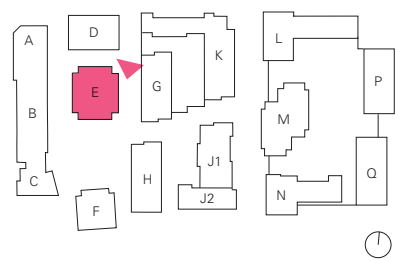
Simplified elements of Art Deco expression add character to the building. Details, such as stepped brickwork, are concentrated at the plinth and roof parapet to enhance the pedestrian and user experience.



Entrance and arrival

As a principal building within the scheme, the placement of flexible retail opportunities is important. Flexible retail, leisure and commercial spaces are located to the south of the building and connect directly with Aylesham Gardens, with potential spill out spaces to further engage with the public realm. The flexible retail, leisure and commercial unit to the north can be sub-divided to suit requirements.

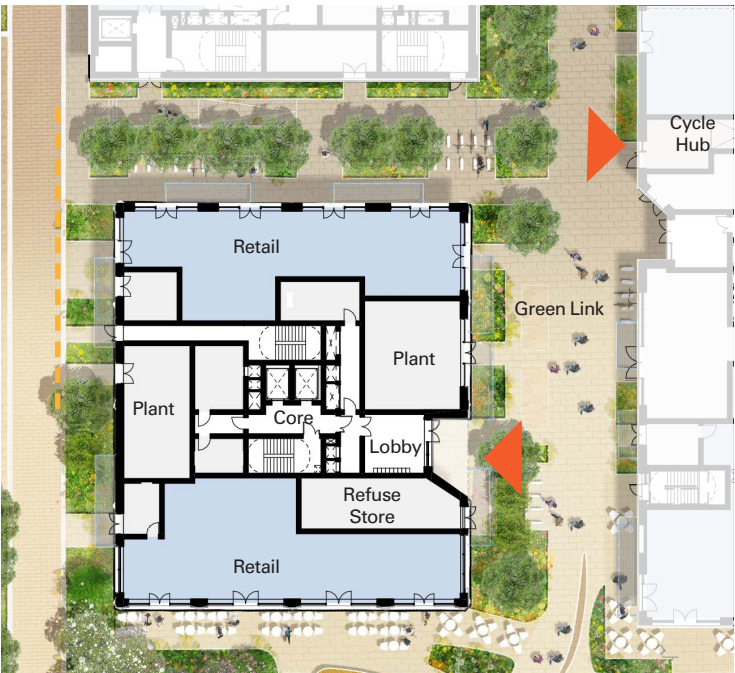
High quantities of glazing respond to the public space. To minimise the impact of service-related facades, they are strategically positioned to the east and west, away from public dwelling spaces.



Residential entrance and arrival

The residential entrance is on the east side of the building. It is strategically located away from the service through route at the rear of Rye Lane to grant residents privacy. The lobby entrance is inset so it is easily identifiable amongst the other active ground floor spaces.

Residents of building E will use a shared cycle hub which is located beneath the podium garden between buildings G and K. The cycle hub entrance is in close proximity to building E's lobby. The entrance spaces and shared cycle lobby help to create a residential character on the east side of building E.

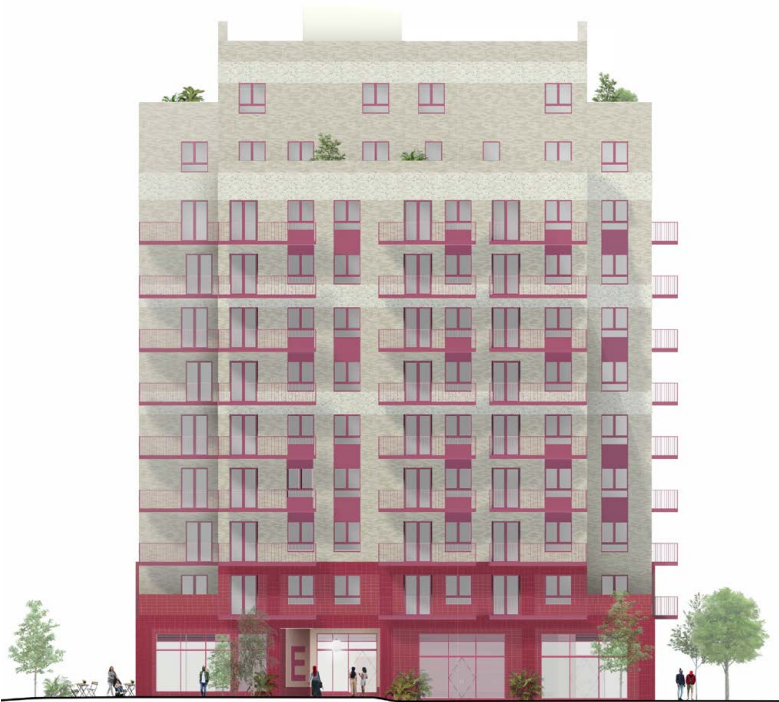


Key plan showing Building E ground floor



View of building E's lobby looking south from Green Link towards Aylesham Gardens

Elevation approach



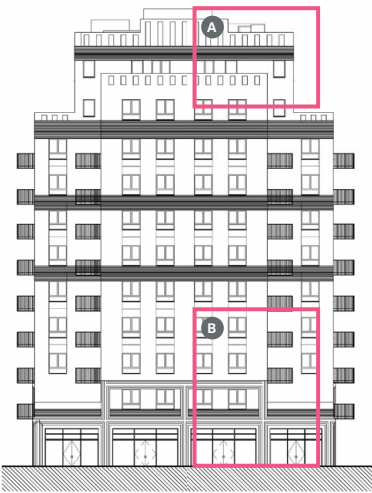
Building E - east elevation



Building E - south elevation

All homes have access to private external space. The placement of balconies has been carefully considered to increase resident privacy and maximise views across the city.

Light brick acts as the base tone for building E. The juxtaposition of colour between the pink and light greys elevates the playfulness of the facades whilst also improving the reflectance of daylight into dwellings within the scheme.



Building E - key elevation

The ground floor will be framed in glazed brick. Articulation is carried up to the first floor on the important southern frontage and above the residential lobby to signify their location and hierarchy.



Bay study

The facade is a primarily light brickwork to maximise daylight reflectance into homes and be complementary to its neighbouring building G, which is of a similar height. A limited palette of brick and metalwork is used, with subtle brick details to bring hierarchy and interest.

Projecting balconies, window frames, and metalwork are finished in complementary pink tones. Only the soffit of balconies will be an exception. White will be used to further improve natural daylighting levels within homes.

Glazed stepped brick will frame ground and first floor to make the experience of the public ground floor more intimate and human scale.

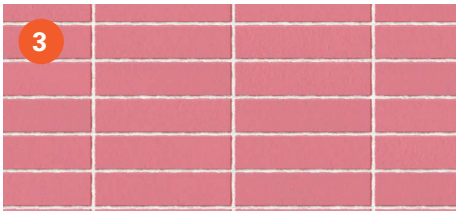
Elevations respond to the building’s central location. Pink banding enhances the playful nature of the mixed-use ground floor and embraces its proximity to the shared public gardens.



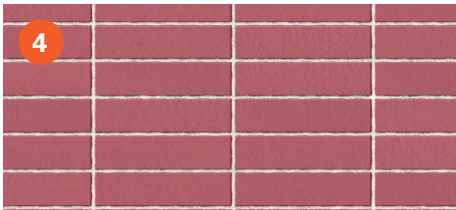
Light grey brick



Light brown brick



Light pink glazed brick



Pink glazed brick



Dark pink metalwork