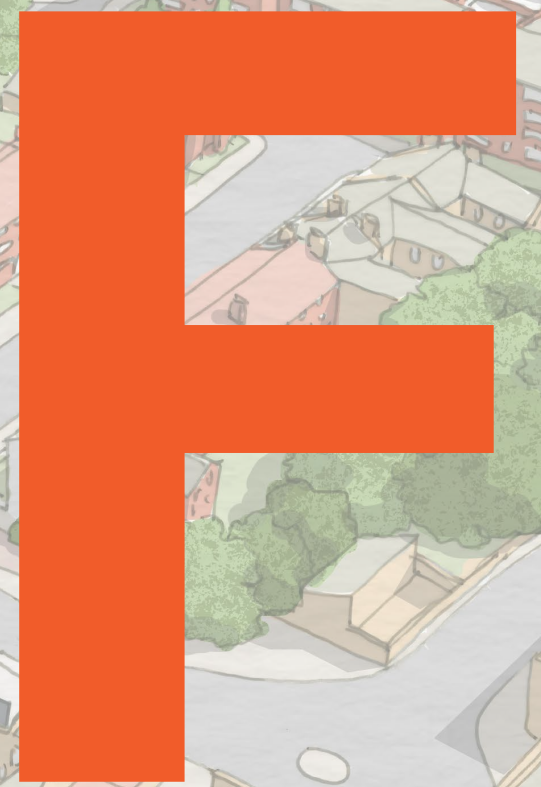




Building F
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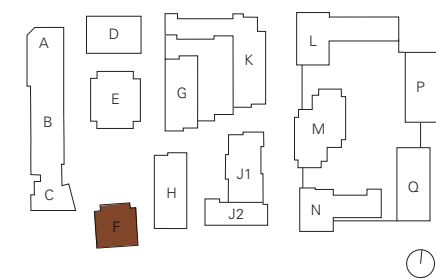


Overview

Location in masterplan

Building F sits to the south of the masterplan on Hanover Park between the 47-49 Rye Lane building and proposed building H. The building acts a mediator between the scale of buildings on Rye Lane and taller buildings further north and east.

The building is six storeys in height and approximately square in plan with flexible retail, leisure and commercial and auxiliary spaces at ground with residential apartments above. The building can be viewed on all four elevations from the public realm and interfaces with Hanover Park, two new access roads to the east and west, and Aylesham Gardens to the north.



Key plan

Typical layout

The building has a centrally located core with four homes per floor. There is no requirement for a secondary stair as the height of the top floor is less than 18m from ground level.

There are two, two-bedroom and two three-bedroom homes per floor all of which are dual aspect with long views from balconies and internal windows.



Building F typical floor, showing residential and core arrangement



Sketch aerial view of building F, a key neighbour to Aylesham Gardens

Scale and massing

Height, massing, form

Building F is an important mediator between the varying conditions, scales and characters of Rye Lane, Hanover Park and the proposed buildings within the masterplan. Through a series of key moves, the design was developed to respond to its context.

1 - Height mediating between scales:

In the context of the Proposed Development the building is at shoulder height, at six storeys. This is slightly taller than the former HSBC bank building on the corner of Rye Lane but shorter than the buildings further along Hanover Park and north and east in the Proposed Development. Similarly, in terms of footprint, it is relatively modest with four homes per floor helping to introduce a different scale as compared with the historic grain of Rye Lane.

2 - Meeting the street:

The building is a mediator between the commercial character of Rye Lane and the more residential character of Hanover Park. The first key move is to rotate the building to align to the street: identifying it as (in part at least) commercial in character and defining the end of the retail 'spillage' from Rye Lane before the beginning of more residential and set-back buildings on Hanover Park.

3 - Entry points:

Building F will define an important entrance into the Proposed Development from the south. We've worked with the landscape team to identify the entrance to the west as more 'street-like' with high quality paved surfaces and a defined carriageway whilst the eastern access road is greener and more pedestrian in feel.

A key move in creating these entry points is to chamfer the corners of the ground floor facing south. This defines the entrances to Aylesham Gardens, opening up views toward the green space from Hanover Park. This also create long views west towards the retail buildings on Rye Lane and east towards the residential buildings along Hanover Park, addressing the street from both corners. The chamfer references existing buildings along Rye Lane and notably the 51-57 Rye Lane building opposite which has a similar chamfer at ground below a square upper floor.

4 - Balconies:

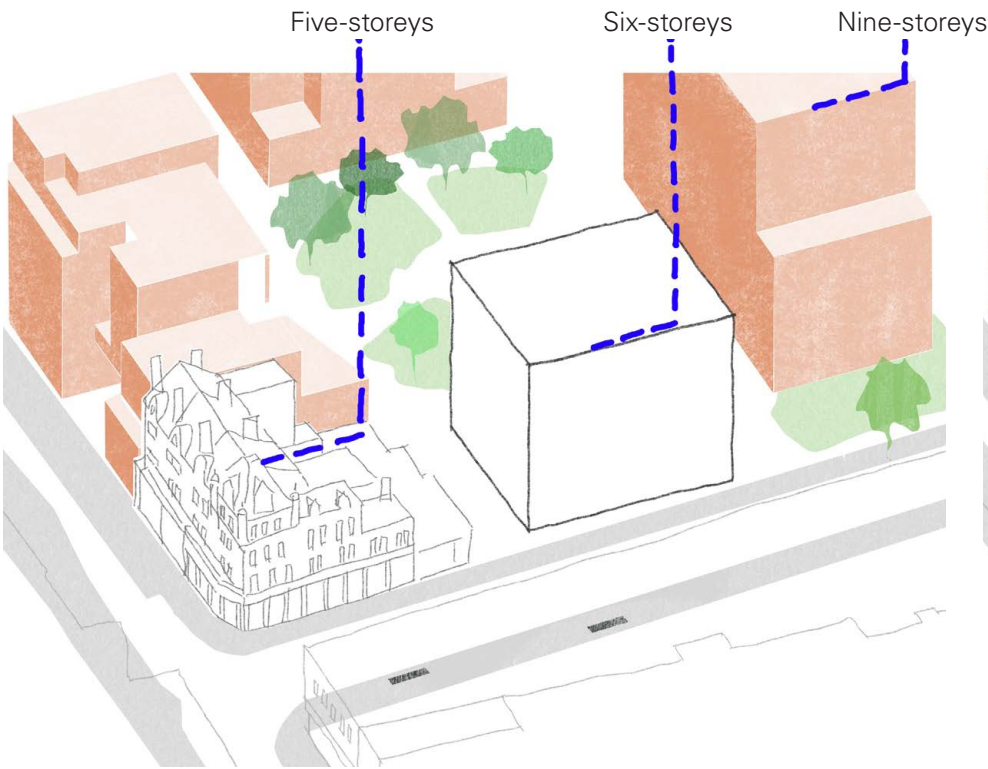
There are two balcony styles, and both are dual aspect with views over the gardens:

South facing homes:

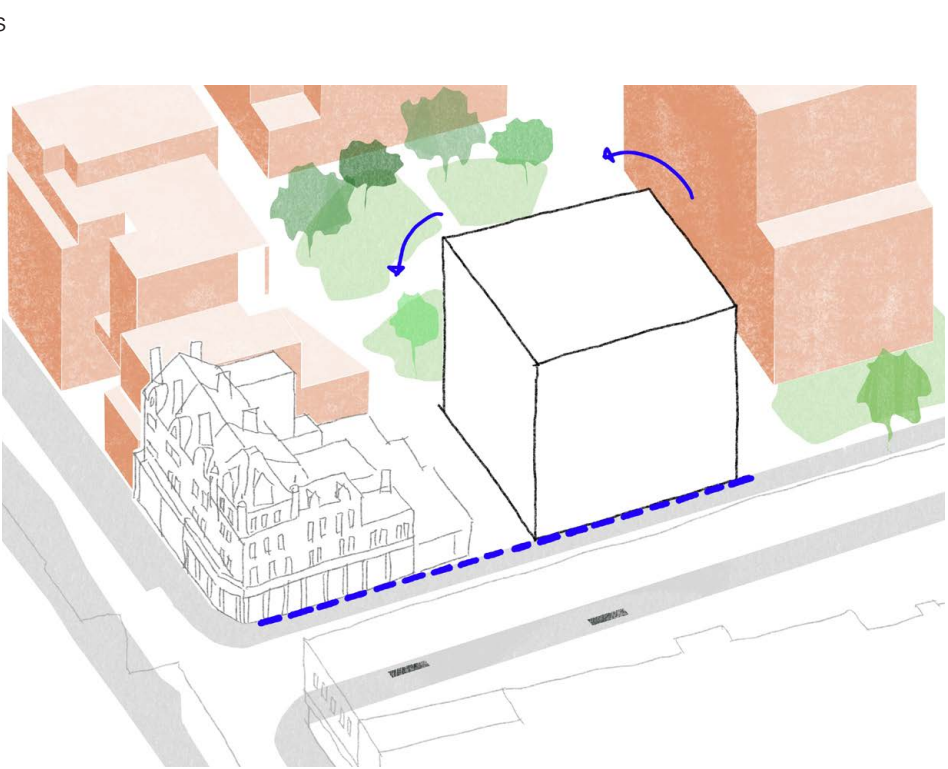
The south-facing balconies are located on the east and west facades to allow for more private balconies set back from the noise and views of the street, and to give long views towards Aylesham Gardens.

North facing homes:

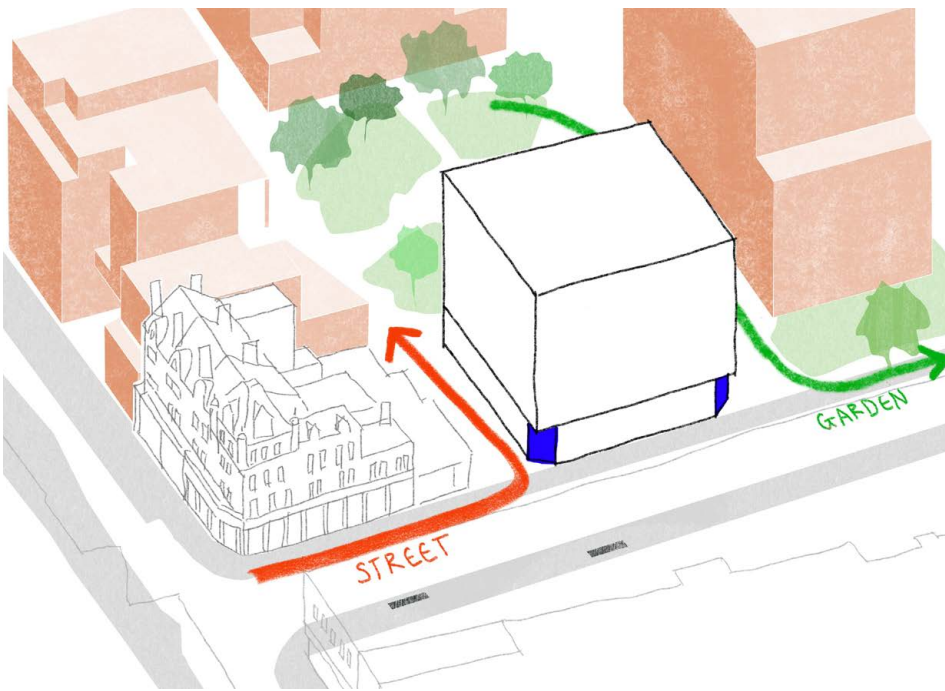
Balconies on the north facade have been inset to create sheltered, dual aspect balconies. The proportion of these balconies is appropriate for a family or group of people to use together.



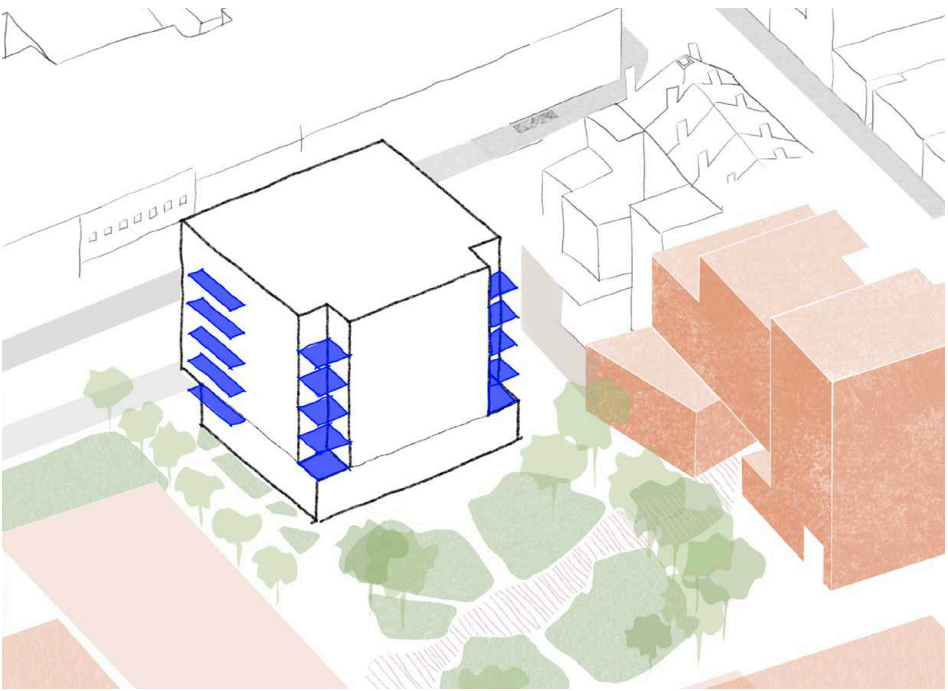
1 - Height mediating between scales



2 - Meeting the street



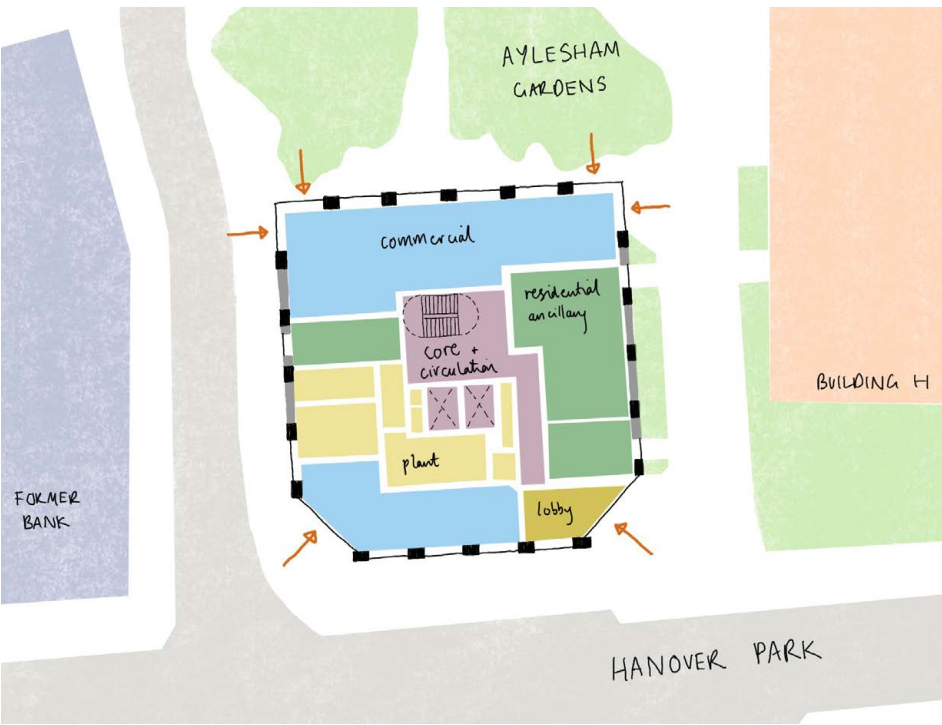
3 - Entry points



4 - Balconies

Layout principles

Ground floor



Building F ground floor plan principles



Residential entrance viewed from Hanover Park

Residential

The residential amenities are located on the east of the building, opposite building H.

Commercial

Located on the south-west corner and the north of the plan, the flexible retail, leisure and commercial units have been designed to draw shoppers from Rye Lane down Hanover Park and into Aylesham Gardens.

Residential ancillary and plant

Plant rooms and refuse areas are located on the east and west facades, leaving the north and south facades free from blank bays to maximise a connection with Hanover Park and Aylesham Gardens.

Refuse

A refuse area is located on the ground floor. The space is accessed from the east facade, adjacent to other residential amenities including the residential entrance and bicycle storage.

Capacity:

- 4 x 1100 litre Euro bins
- 6 x 240 litre Euro bins

Cycle Storage

The cycle storage area is also accessed from the east facade.

Capacity:

- One cargo bike storage stand
- Three standard bicycle stands
- One elevated bicycle rack with space for 16 bicycles

Residential Frontage

The residential lobby is situated on the south-eastern corner of the building. The entrance is located at the chamfer, along the east-facing entry point which is residential in character and strongly connected to Hanover Park, with good sight lines along the street.

Commercial frontage

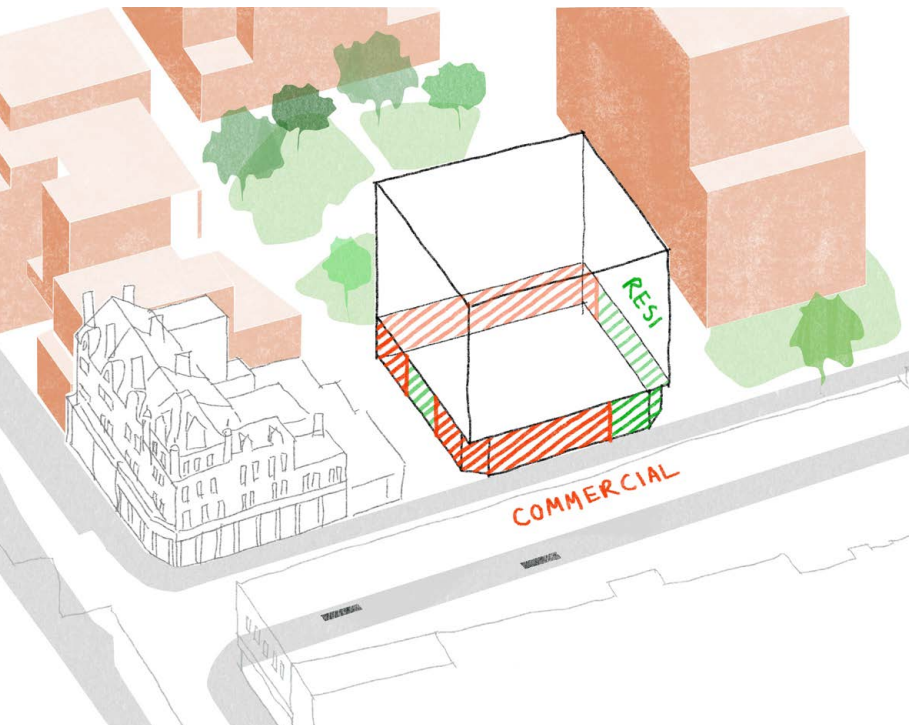


Diagram showing relationship of flexible retail, leisure and commercial space to adjacent roads

201m² of flexible retail, leisure and commercial space is positioned in two locations on the ground floor. This reflects the existing urban fabric of Rye Lane where commercial units are located on the ground floor with residential homes above.

The flexible commercial space on the north facade looks out onto Aylesham Gardens and will provide an active frontage to the green space. This space is envisaged for food and beverage operators because of its connection to the Aylesham Gardens. The opportunity for alfresco dining has been carefully considered with provision for tables and chairs along the edge of the Aylesham Gardens.

A second flexible retail, leisure and commercial space is located on the south-west corner. This space is a continuation of the existing commercial units on Rye Lane and Hanover Park, exhibiting the 'spillage' distinctive of roads off Rye Lane.



Looking east along Hanover Park to building F

Elevation approach

Three 'ingredients' inspired by Peckham

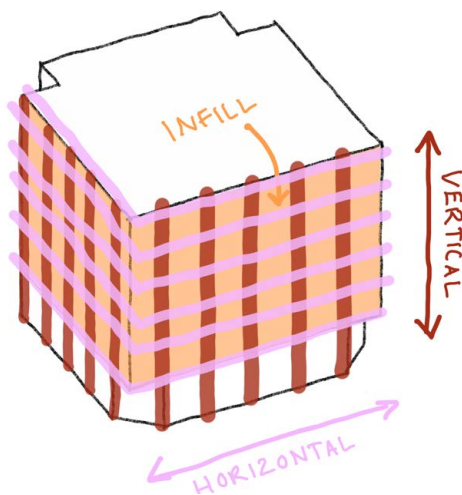
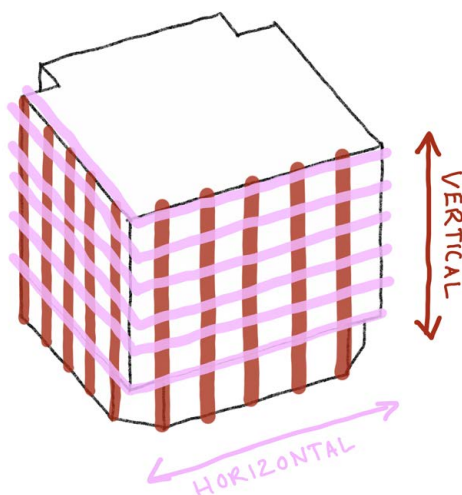
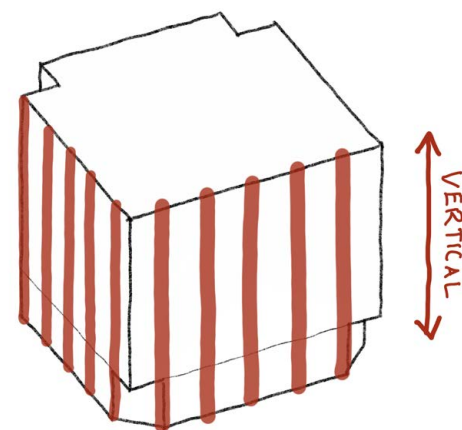
Verticality
Examples of strong vertical architectural expression are found along Rye Lane and Peckham, such as this example close to Peckham Rye station.



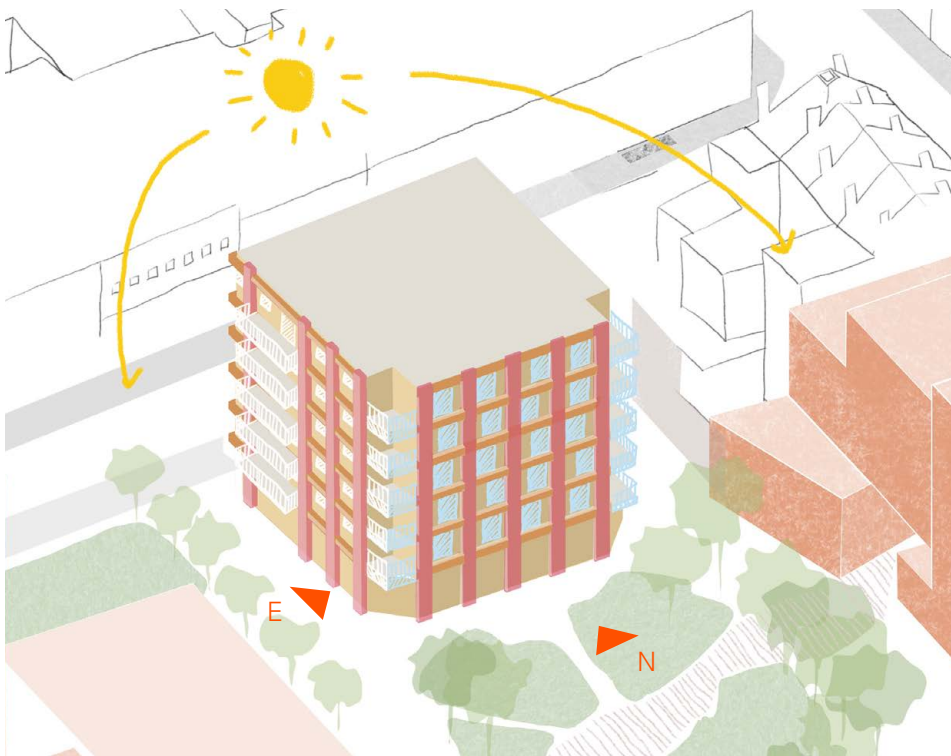
Horizontality
Similarly, there are several examples of strong horizontal architectural expression, such as the former C&A building.



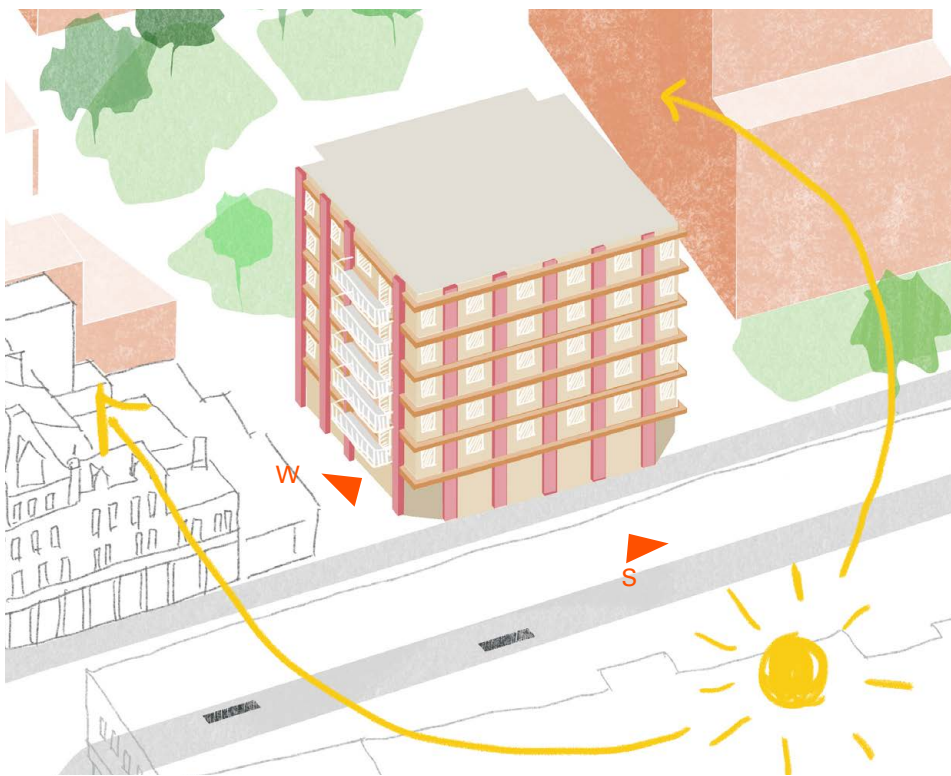
Infill
Also noted were examples of materials forming the 'infills' between these elements, often contrasting to allow the vertical / horizontal elements to stand out



Each elevation responds to its unique context using same 'ingredients'



- North conditions**
- Little direct sunlight
 - View onto Aylesham Gardens
 - Quieter side of the building
- Response**
- Pronounced vertical piers
 - Shallower reveals
 - Larger more vertical openings to optimise light
 - Variation in window position to create more informal and open facade



- South Conditions**
- Intense direct sunlight
 - Facing the street - noise, pollution etc.
 - Formal or public side of the building
- Response**
- Pronounced horizontal bands providing shading
 - Deeper window reveals
 - Horizontal openings to minimise solar gain
 - More consistent, formal composition

- West Conditions**
- Facing back of commercial units of Rye Lane
 - Evening sun
- Response**
- Pronounced horizontal bands to connect with south elevation
 - Consistent, moderate openings
 - Balconies taking advantage of evening sun

Site observations: Peckham and Rye Lane



Rye Lane (photos above) is defined by its retail character; bright colours on the ground floor shop frontages, which often feature metal shutters. Materials above ground level (photos below) are more conventional and muted in colour and texture: brick, stone, render, occasionally a glazed tile.



Material concept

As described previously, the proposed building will deploy a simple palette of materials / ingredients in different ways on each of its elevations, to respond to the different conditions on each side. Elevations are defined principally by horizontal and vertical brick bands that change in emphasis depending on environmental and urban context. The ground floor and the upper floors will be contrasting (see diagram below), referencing the buildings of Peckham and Rye Lane.

Ground floor

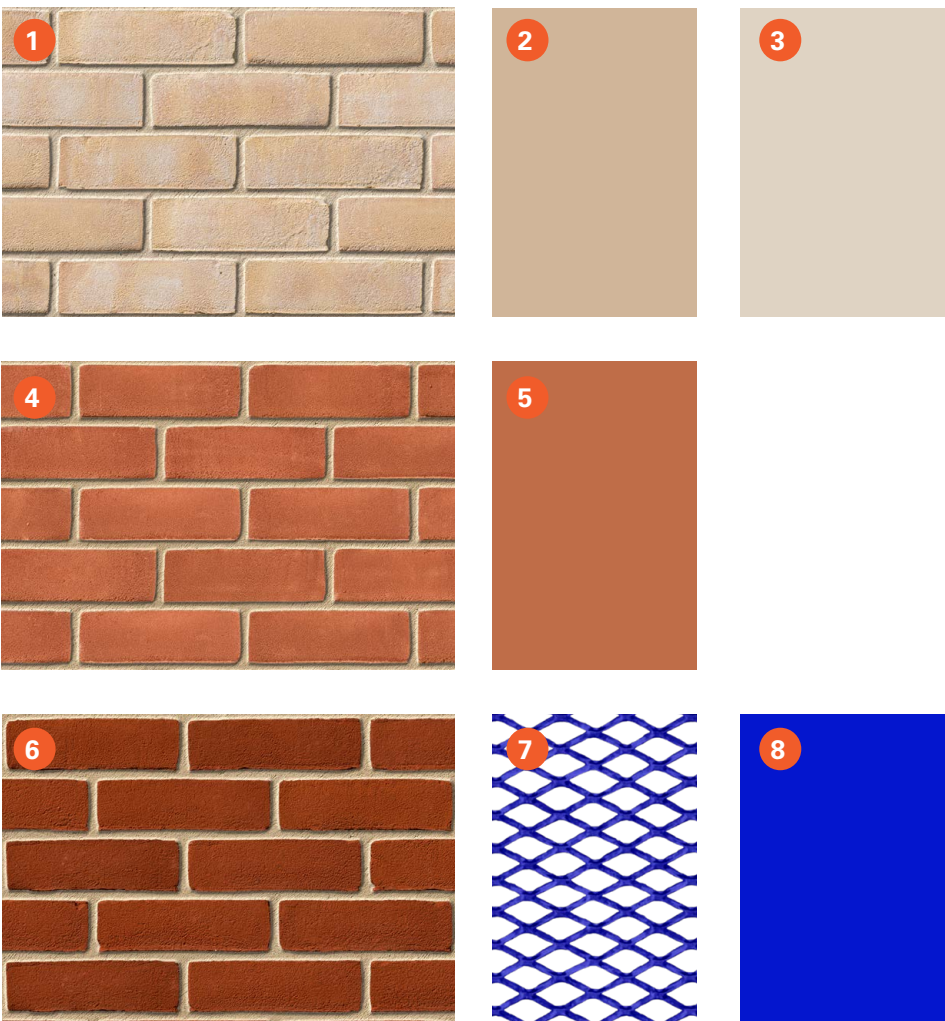
- The colour of the ground floor bays for the flexible retail, leisure and commercial units will vary depending on the tenant and can change bringing a colourful display similar to those on Rye Lane
- Entrances and elevations onto plant and refuse rooms will be in a coloured expanded metal mesh referencing colours typical on Rye Lane - the metal mesh also forms part of the ventilation strategy, as well as allowing natural light in whilst concealing the ancillary functions
- In each ground floor bay, there will be a fascia that forms a continuous datum around the building, which can be seen on the former HSBC bank building that neighbours building F

Upper floors

- The three elements identified on the previous page are each in a different brick colour, reflecting the broad variation in brick types found around the site

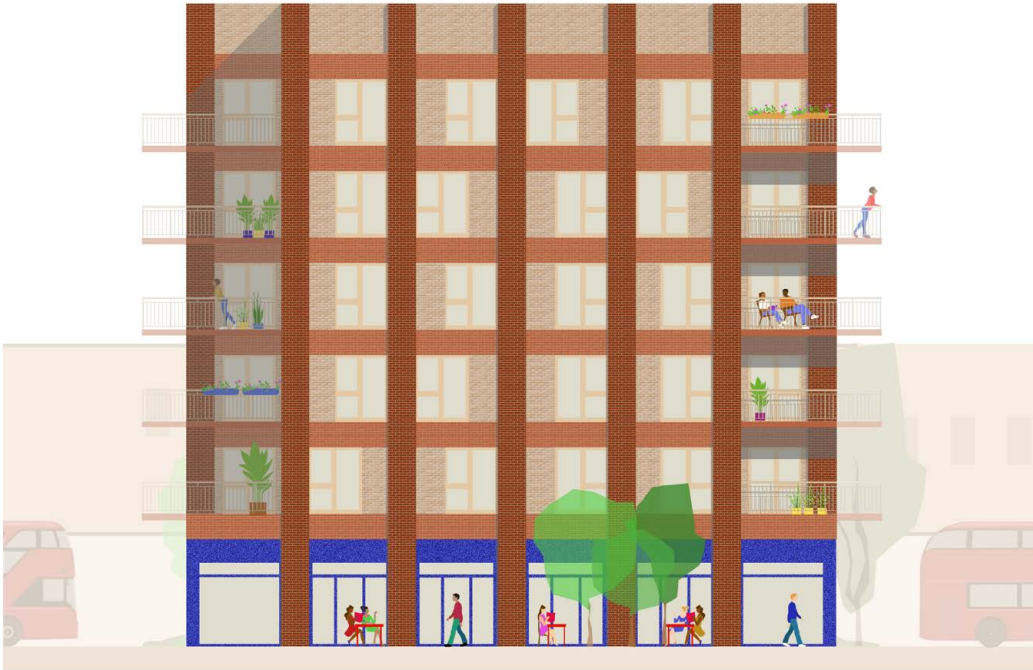


Material palette



- 1. Infill**
 - Buff coloured brick
 - Stretcher bond
 - Mortar to match infill brick colour
- 2. Mortar**
 - Uniform mortar colour used for all brickwork, to match colour of infill brick (1)
- 3. Residential floors windows and doors**
 - RAL to match colour of infill brick (1)
- 4. Horizontal band**
 - Light red brick
 - Stretcher bond
- 5. Balcony base**
 - RAL to match colour of horizontal brick (4)
- 6. Vertical piers**
 - Darker red brick
 - Stretcher bond
- 7. Ground floor plant and ancillary**
 - Expanded metal mesh in colour
- 8. Ground floor fascia**
 - Solid metal panel in colour

Coloured elevations



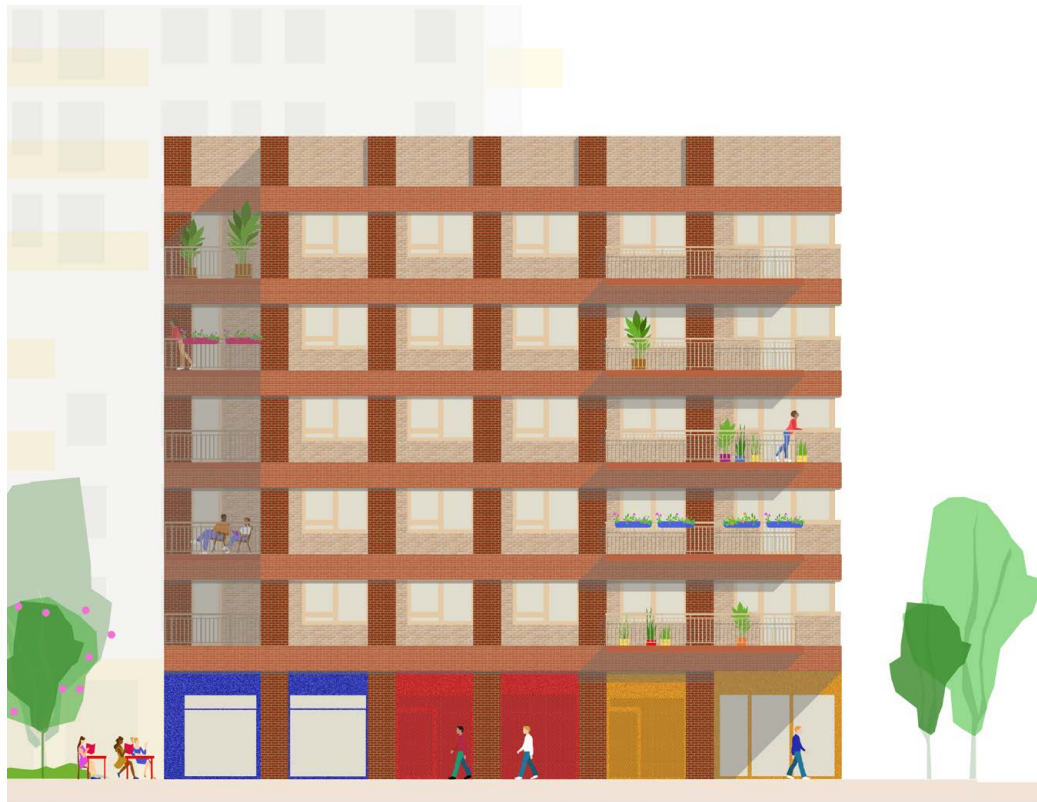
Building F - north elevation



Building F - east elevation

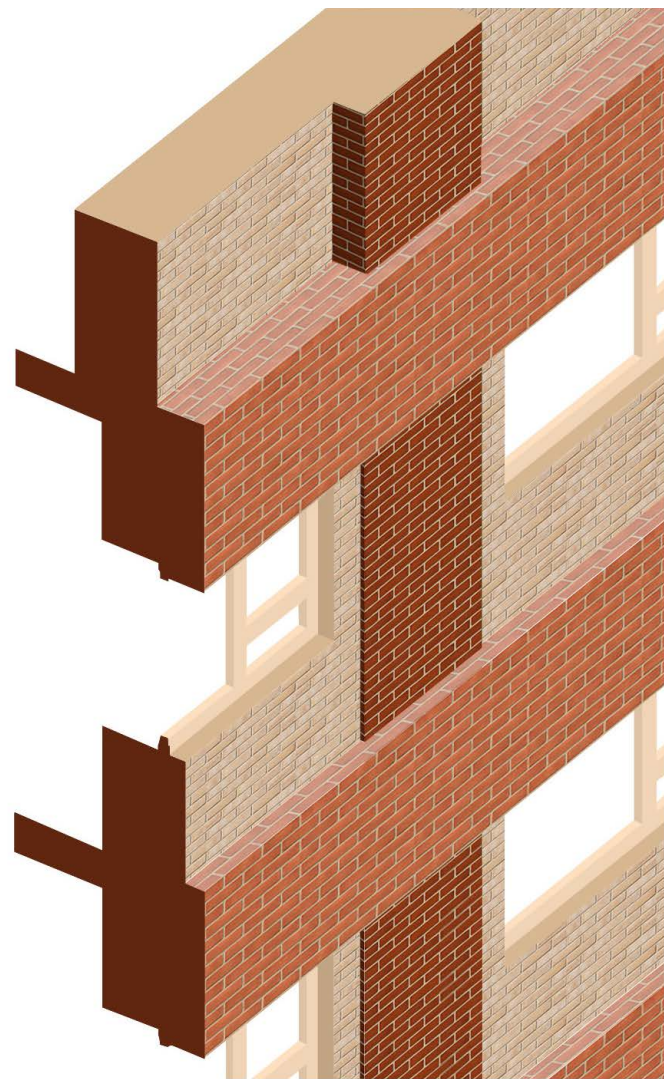


Building F - south elevation

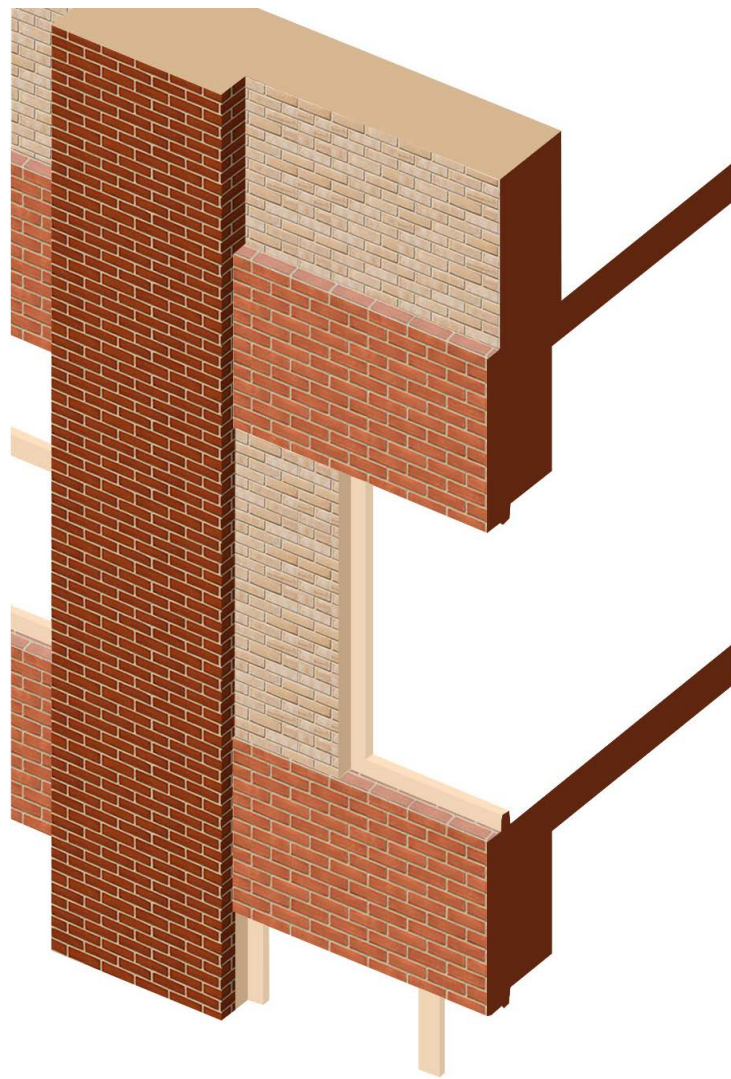


Building F - west elevation

Bay study



Bay study A



Bay study B

Balconies and Windows

- Window frames will be similar in colour to the infill brickwork so they read as a coherent element
- Balcony balustrades will match closely to the infill brickwork again to read as a similar element
- The base of the balconies will be similar in colour to the horizontal brickwork to tie them in with this element

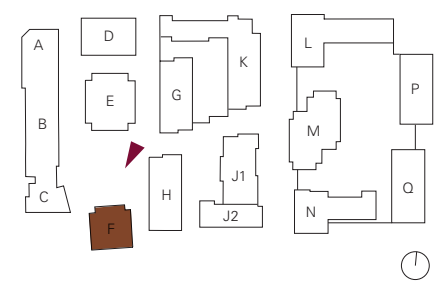
Parapet

The infill brick is set back further than elsewhere in the building, so that the vertical piers will be more prominent and provide a silhouette to the building. This is a common architectural feature on Art Deco buildings found on Rye Lane.



West elevation bay study

Building F



Sketch view of building F from across the Aylesham Gardens