



Building G

Jas Bhalla Works



Overview

Location in masterplan

Building G is positioned at the north of the Proposed Development and shares a ground floor podium with the adjacent building K. The building has a key position within the masterplan, linking the proposed character areas of Peckham Yards to the north, Aylesham Gardens to the south-west and Market Lane to the immediate south. Building G marks the strategic transition from the large open space of Aylesham Gardens to the retail lane, Garden Walk, that leads to the podium building to the east.

The building sensitively responds to the various character areas that surround it. The south-west corner of the building has been articulated independently to emphasise this prominent public face of building G within the masterplan. A large flexible retail, leisure and commercial unit has been placed on the ground floor with seating that spills out toward Aylesham Gardens.

Context and response

The building massing is informed by the wider townscape views to ensure the building positively impacts these views and the existing heritage assets within them; most notably the Jones & Higgins building and the Clock Tower. In particular, the views of the Proposed Development from Peckham Hill Street to the north and from Peckham High Street to the west have been carefully considered.

To lessen the bulky appearance of the massing when viewed from the streets both to the north and north-west of the site the building has a recess at the ninth floor to reduce the massing at upper floors. This recess provides valuable, communal residential amenity in the form of a terrace and benefits from views north towards the City of London.



117-125 Rye Lane - Corner detail character

- 1 Rye Lane
- 2 Aylesham Gardens
- 3 Floral Walk
- 4 Peckham Yards
- 5 Podium Gardens
- 6 Building G
- 7 Building K
- 8 Hanover Park
- Application boundary
- Key routes
- Key townscape views



Scale and massing

Design development and mix

The proposed building is 12-storeys tall, and its tenure is 100% market sale. The building contains 71 homes, with a flexible retail, leisure and commercial unit and residential ancillary space on the ground floor.

Four principal massing moves have been undertaken:

1. Split massing

The massing is broken down vertically along the key route to create visual interest and articulation of the north and south facades.

2. Manipulating form

The reduction in massing to facilitate a north facing, communal roof terrace enables a positive relationship between Building G and the significant heritage and cultural assets in the local townscape.

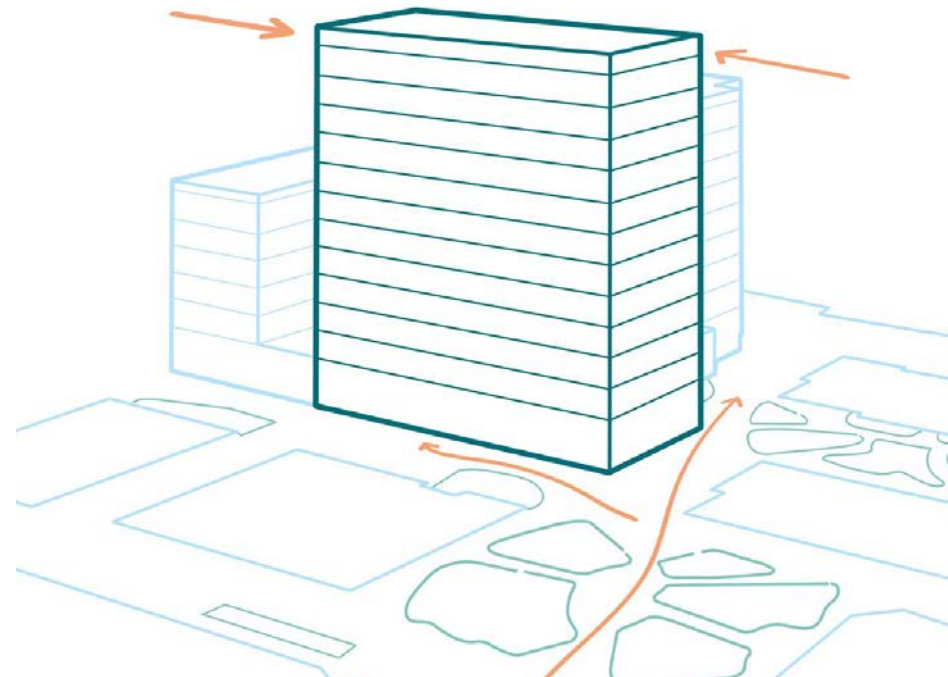
3. Highlight residential entrances and flexible retail, leisure and commercial corner

Articulation of both the residential entrance and the flexible retail, leisure and commercial unit on the south-west corner of the building provides a focal point for the building.

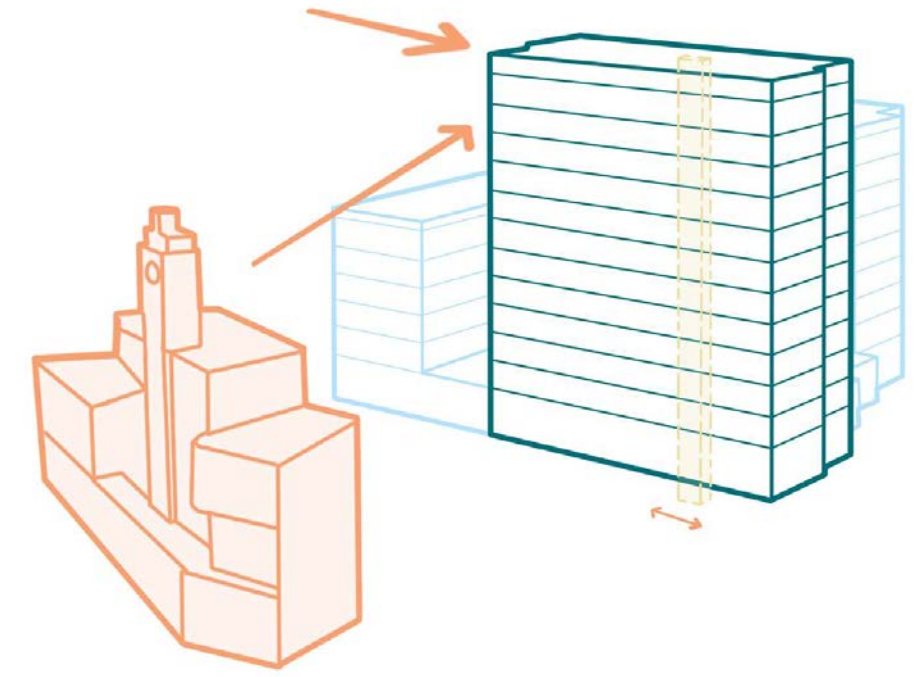
4. Create social amenity

A communal terrace for residents with views north towards the City of London is provided. Benefits of the terrace include:

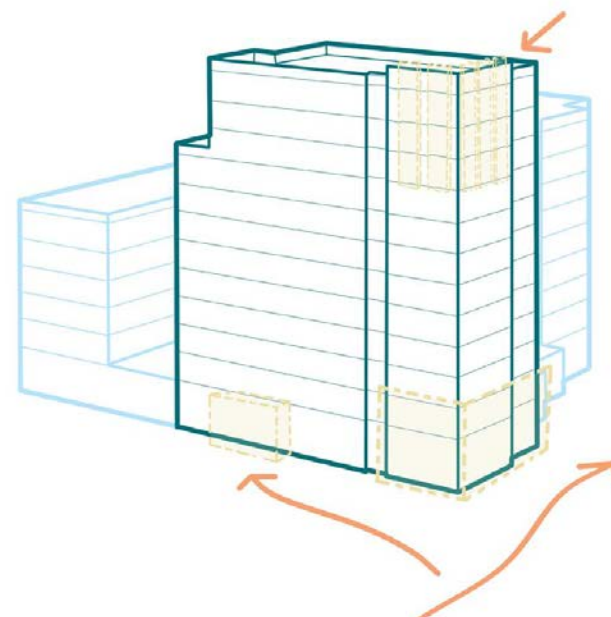
- Reduction in size of the balconies needed on the west elevation
- A large amenity space with views towards the City of London
- A reduction in the massing aids the key townscape view of the Proposed Development from the north



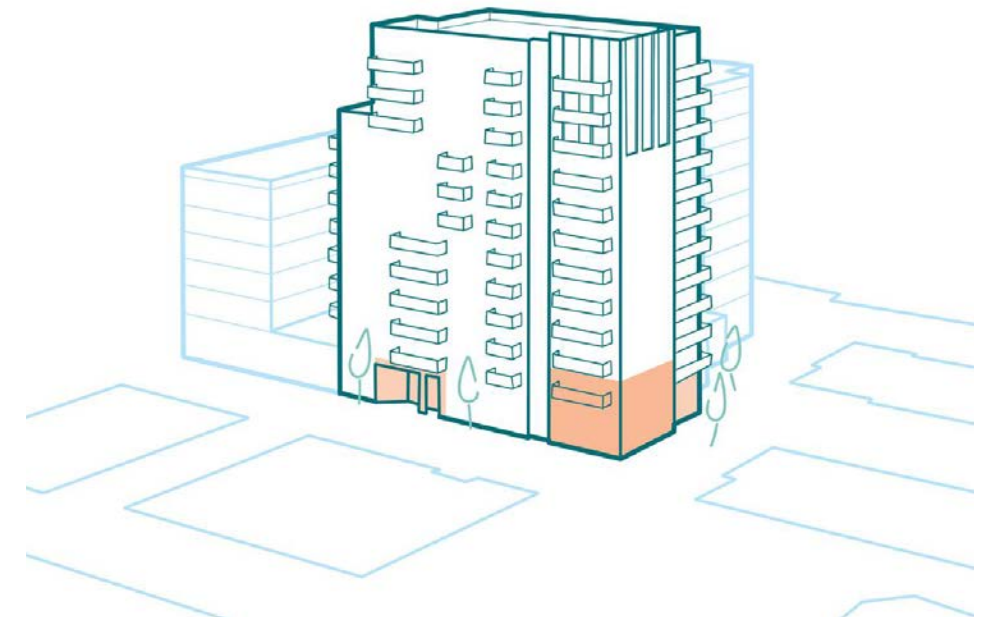
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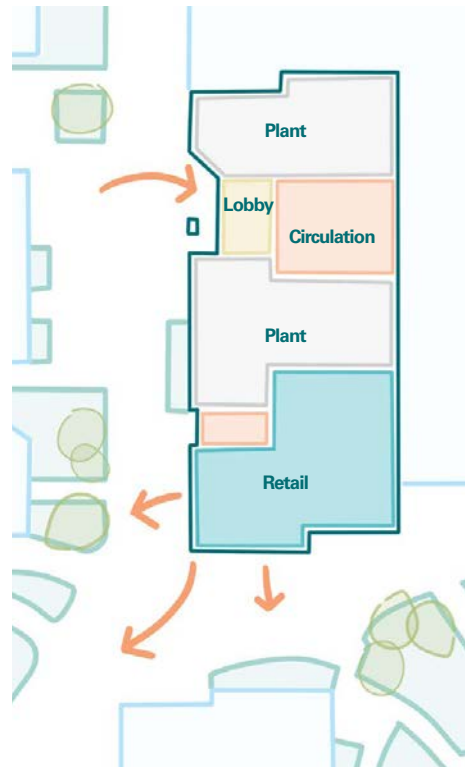


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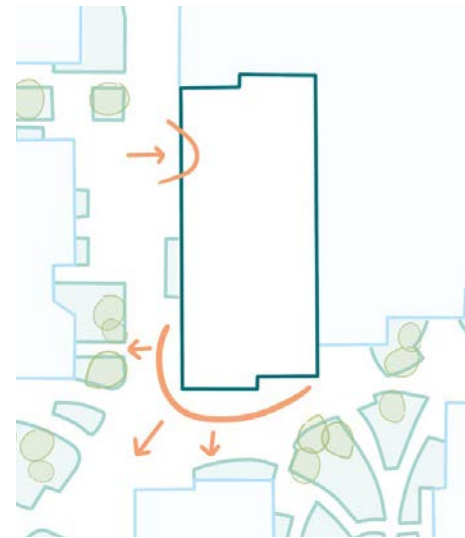
Entrance and arrival

Ground floor and relationship to Aylesham Gardens

The ground floor design has been centred around providing a vibrant flexible retail, leisure and commercial unit to the south-east corner of the scheme is designed to spill out onto Market Lane creating a positive public connection between the building and Aylesham Gardens. Ancillary and plant space is located away from the south of the plan to avoid interaction with the key public spaces of Market Lane and Aylesham Gardens.



Ground floor layout diagram



Key active frontage diagram



The Jazz Yard - Bell Phillips Architects



115 Camden High Street - Morris+Company



View of south-west corner from Aylesham Gardens

Residential design quality

Residential communal entrance

The residential entrance is positioned to the west of building G, facing building E's active flexible retail, leisure and commercial frontage. The entrance is recessed to provide privacy and is detailed with light terracotta brickwork to distinguish it within the ground floor facade; this can be seen in the adjacent visual.

Typical layouts

The layout design allows all two-bedroom and three-bedroom homes to benefit from being dual aspect on the corners of the building. Within these homes living / dining / kitchen spaces are prioritised as dual aspect rooms.

The building contains one primary core with two lifts (one of which is a firefighting lift) and an escape stair. Further south in the building a secondary escape stair provides two means of escape at each floor of the building. The primary core benefits from daylight into the stairwell. There is a generous space in front of the lifts which at the ninth floor opens directly onto the ninth floor terrace.

Private amenity

The building has been designed to provide high-quality private amenity spaces to all apartments as well as a large communal amenity terrace with views towards the City of London. As per LBS Residential Design Standards SPD, all apartments with more than one bedroom have a 10m² balcony; on occasions where one-bedroom homes do not also achieve a 10m² balcony, they have 5m² of private amenity with an additional 5m² offset on the ninth-floor communal terrace.



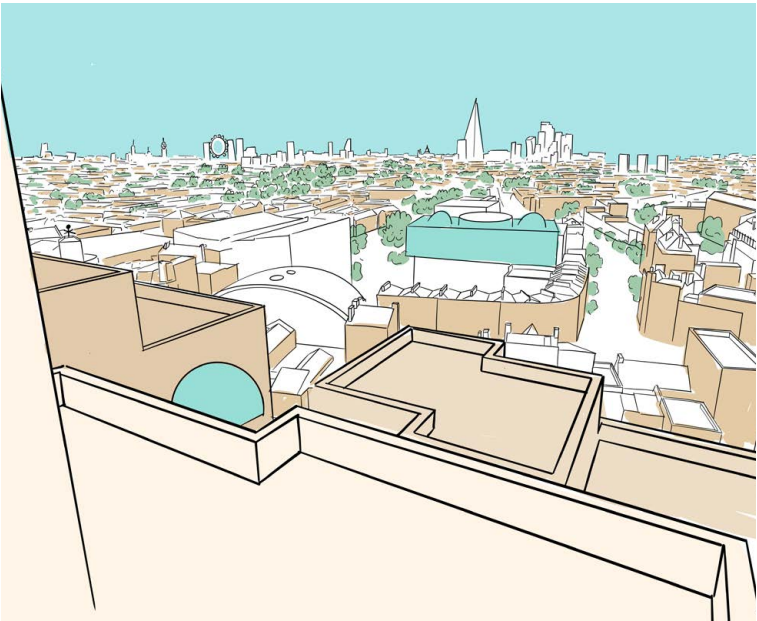
View of residential lobby entrance



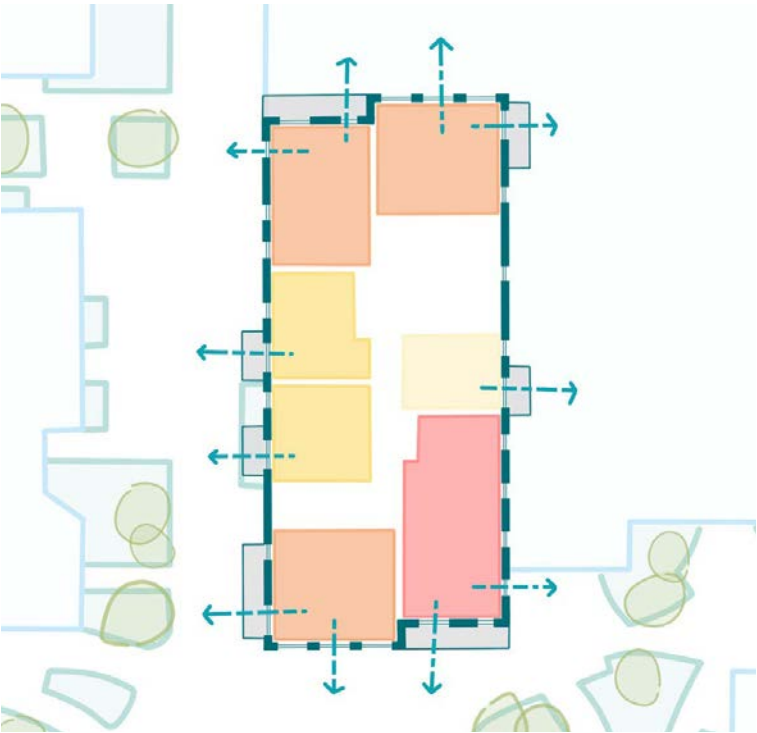
27 apartments in Salou - Nua Architects



The Silchester Estate - Haworth Tompkins



View from communal terrace looking north towards the city



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

Typical floor layout

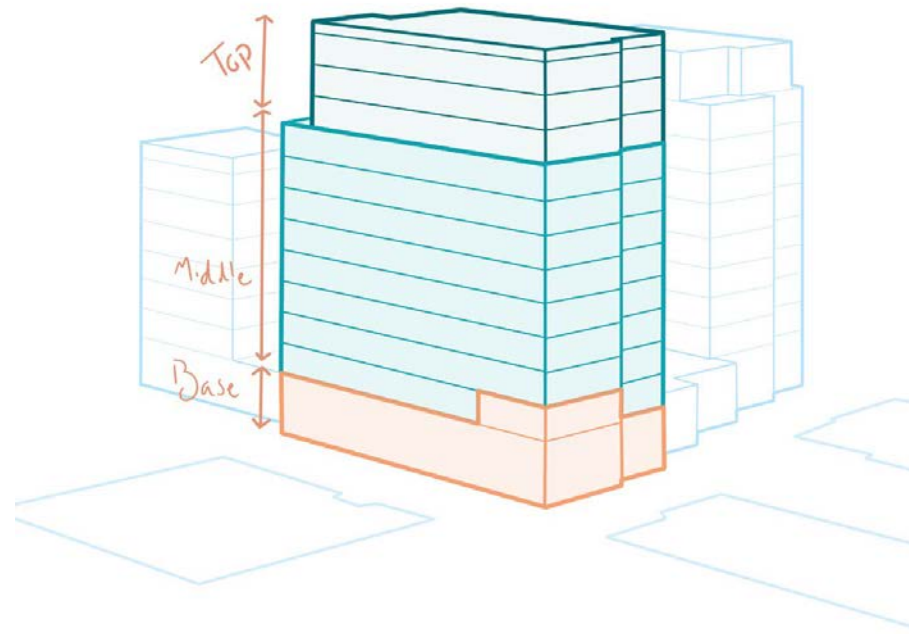
Elevation approach

Design development

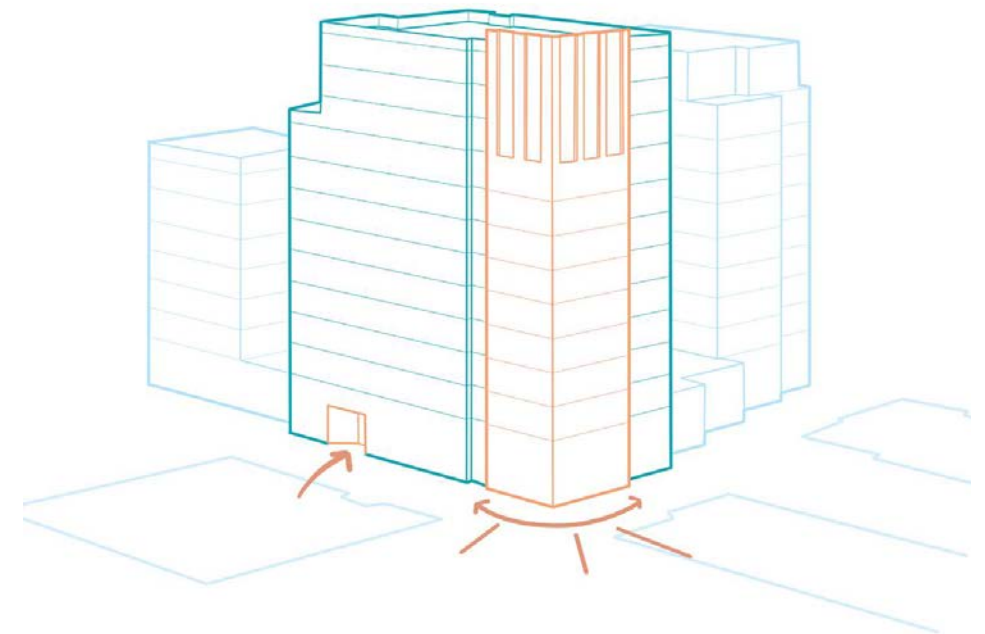
The elevations incorporate a series of punched openings and recessed brickwork panels that are complimented by projecting balconies on the east and west facades and recessed balconies on the southern and northern facades.

The four key elevation strategies that inform the visual appearance of the building are:

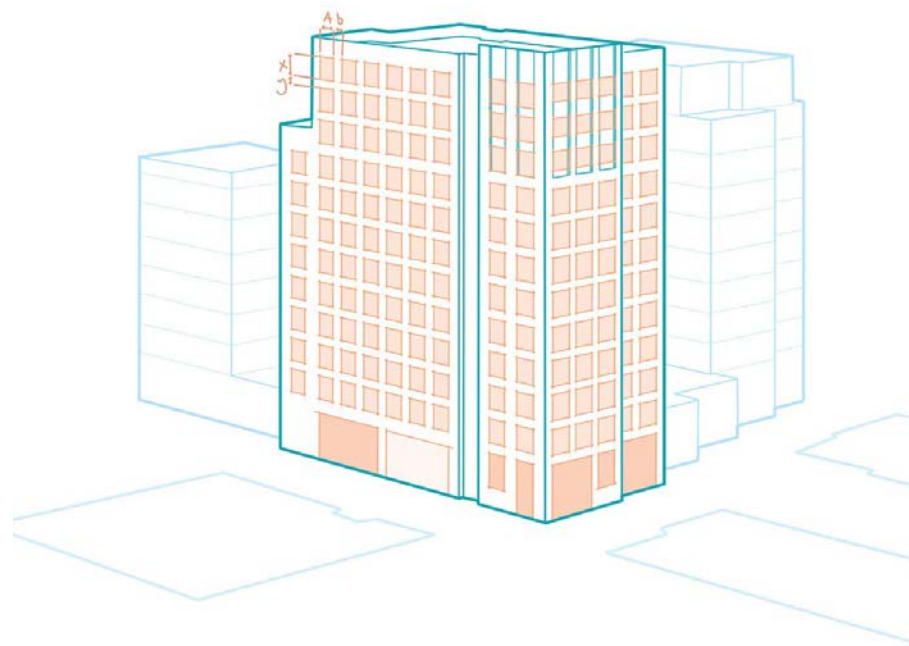
- 1 **Base, middle, top** - The building has a subtle variation between the base, middle and top across all the facades. At the base, visual interest is applied to focus the attention, an approach of simplicity and rationality is applied to both the middle and top elements.
- 2 **Emphasising the south-west corner** - The south-west corner of Building G is separated visually from the rest of the building to signify its importance within the masterplan and strengthen its relationship to Aylesham Gardens. By extending the parapet and having a brick recess across all floors on the west elevation, the south-west corner has a vertical emphasis that confidently addresses Aylesham Gardens.
- 3 **Establishing a grid** - Across all the facades, recessed brick panels adjacent to windows establish a regular grid above the ground floor.
- 4 **Addressing Floral Walk** - On the ground floor, the building has a flexible retail, leisure and commercial unit that opens onto Floral Walk, marking the start of the active retail street within the Proposed Development.



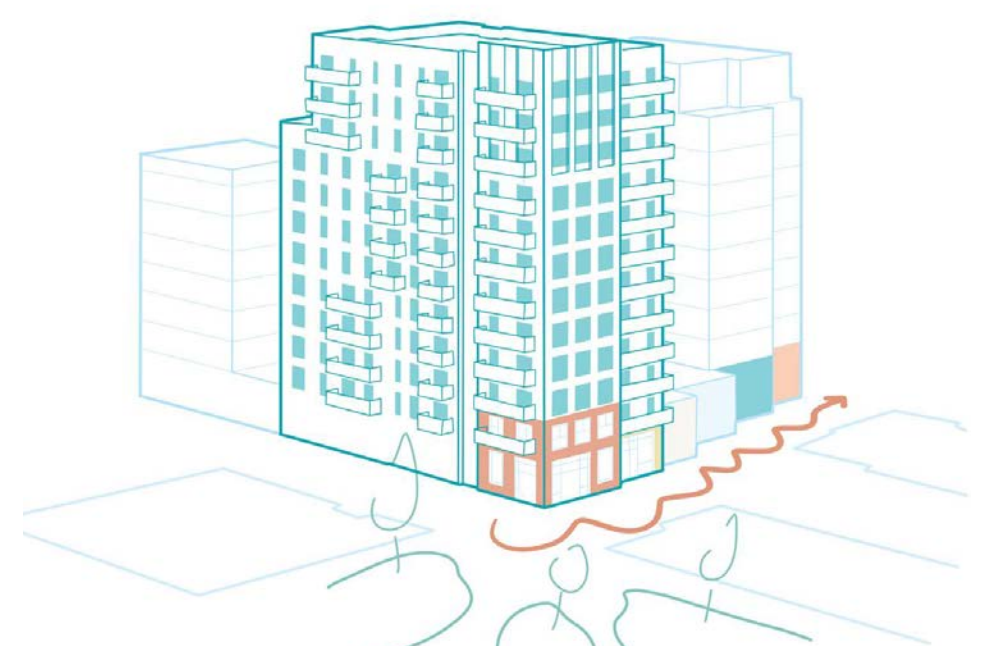
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Cadix Apartment Block - DVVT Architects



London Community Land Trust Housing - Archio

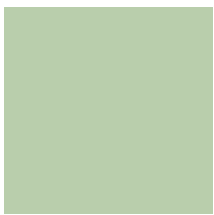
Elevation approach

Material palette

The building uses a simple material palette of white brickwork and pale green metalwork for window frames and balconies from first floor and above. At ground floor, the key entrance zones of the recessed residential lobby and retail, leisure commercial unit are articulated by both light and dark terracotta brickwork elements. This colour change highlights key moments at ground floor whilst allowing the elevation treatment elsewhere to meet the ground, avoiding a direct external reading of the podium connecting building G and K.



1



2

- 1. White brick work with texture and variation, white / light coloured mortar. Stretcher bond.
- 2. Window frames and balcony colour - pastel green.
- 3. Light terracotta brick work with texture and variation, white / light coloured mortar. Vertical brick course.
- 4. Terracotta brick work with texture and variation, white / light coloured mortar. Stacked bond, vertical and horizontal.



3



4



Building G - north elevation



Building G - east elevation



Building G - south elevation



Building G - west elevation

Bay study

Building G has a standardised aperture across all elevations which is illustrated in the adjacent bay studies. In some instances, the aperture contains a brick panel to the side or bottom of the window to enable the size of the glazing to respond to a series of environmental factors whilst maintaining the aperture dimensions. The regular opening with a variable panel allows consistency and uniformity across the facade. Brick sills and vertical brick lintels clearly define the wider aperture.



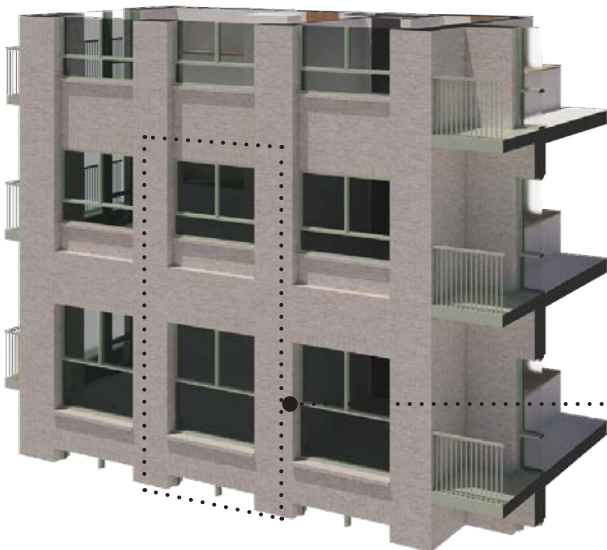
West elevation bay



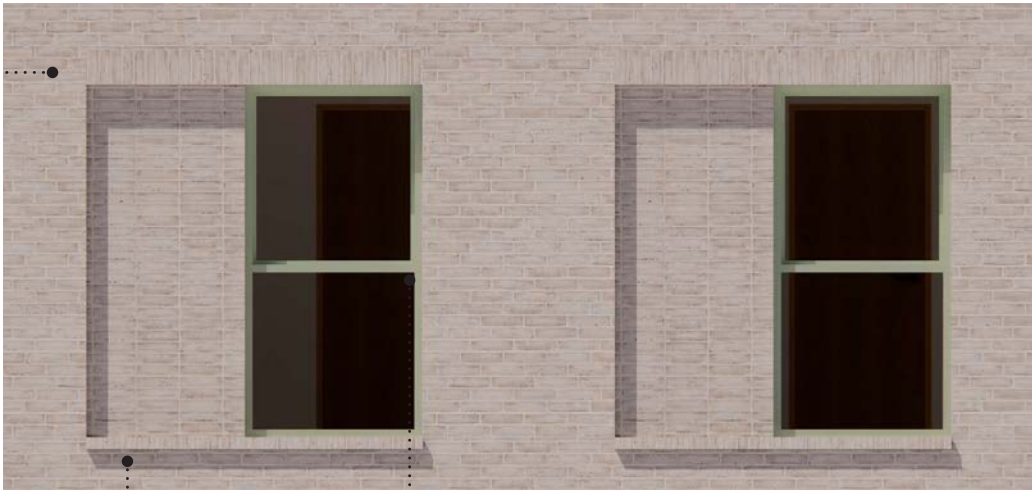
South elevation key



West elevation key



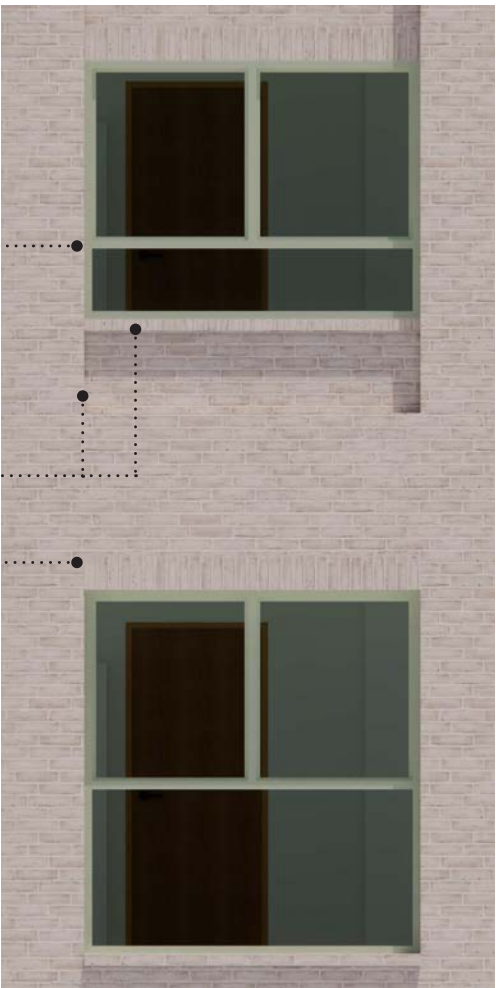
South elevation bay



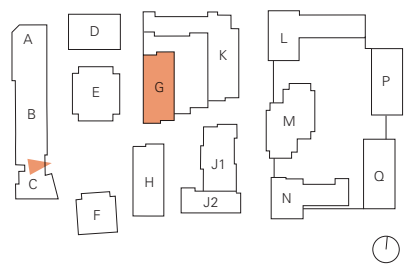
Brick sill and brick panel
White brickwork with texture and variation, white / light coloured mortar. Soldier bond horizontal.

Window frames
Pastel green, aluminium framed, double glazed windows.

Vertical brick lintel
White brick with texture and variation, white / light coloured mortar. Soldier bond vertical.



South elevation bay study (strategy also used on north elevation)



View of building G from Botanical Way, the entrance from Rye Lane that cuts through building C