



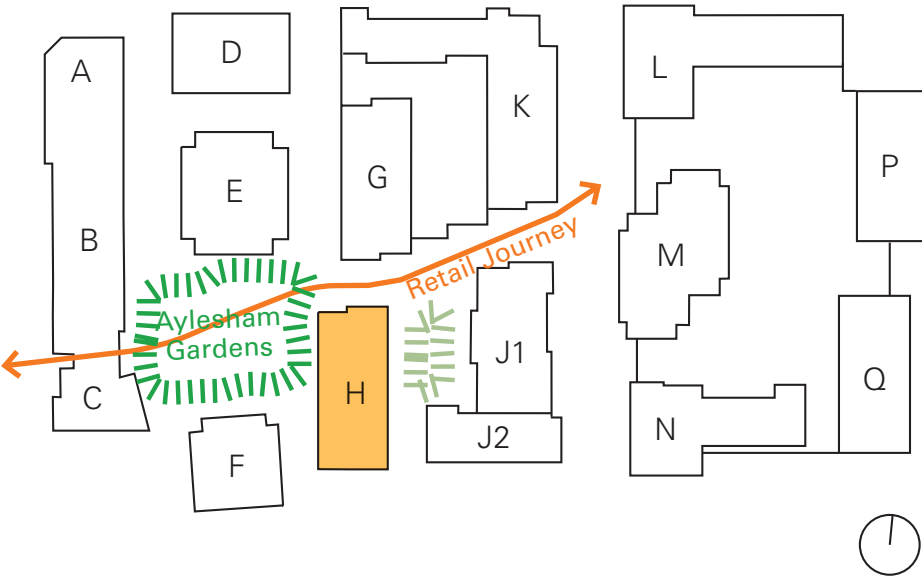
Building H



Overview

Location in masterplan

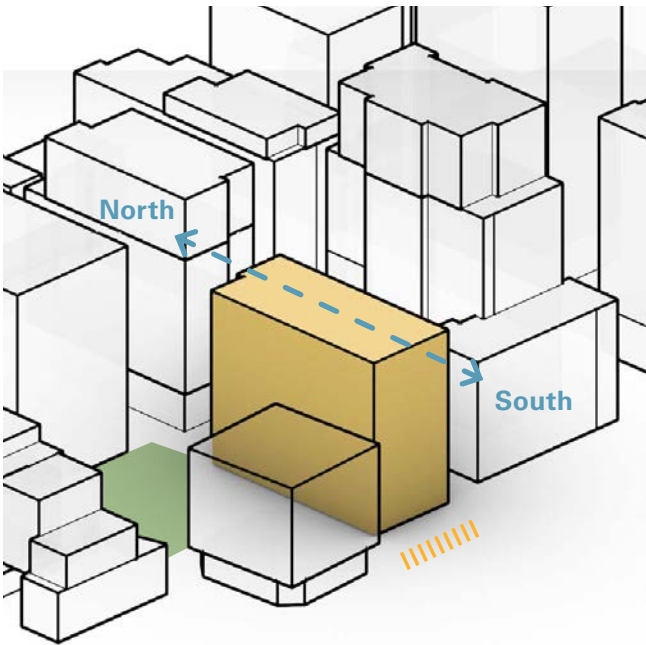
Building H is located in the southern half of the masterplan. It sits in a key position; the western facade faces Aylesham Gardens, the northern facade forms part of the key retail journey from Rye Lane towards the Morrisons store, and the southern facade fronts onto Hanover Park.



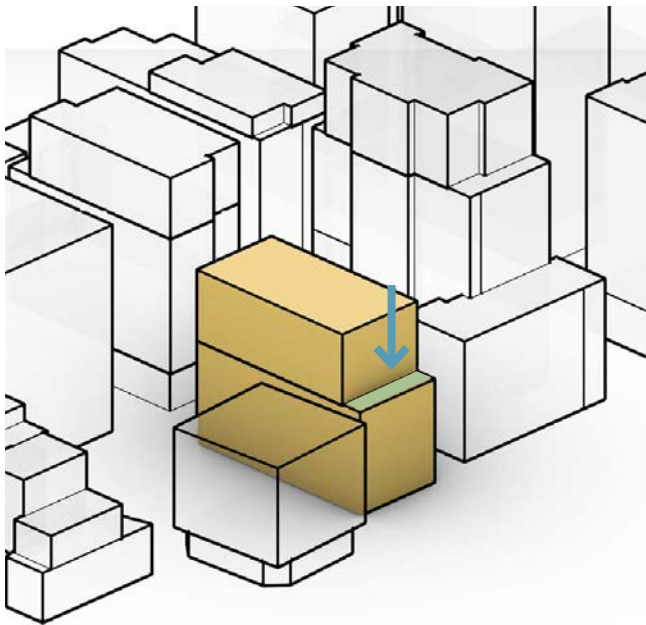
View from the Discovery Garden looking north-west towards building G

Scale and massing

Building H is a rectangular building with a step in the building that faces Hanover Park. The step was introduced to relate to the finer residential grain in the adjacent context, a move made collectively by proposed buildings on the south side of the site. The building is oriented on a north-south axis to mitigate solar gain.



Building H is aligned north to south. It is separated from the building to the north to help create the retail journey through the site, and separated from the building to the east to improve sunlight opportunities to the neighbouring courtyard.



The southern facade is stepped, aligning with the neighbouring heights of buildings F and J, responding to Hanover Park. This creates a roof garden for residents.

Architectural approach

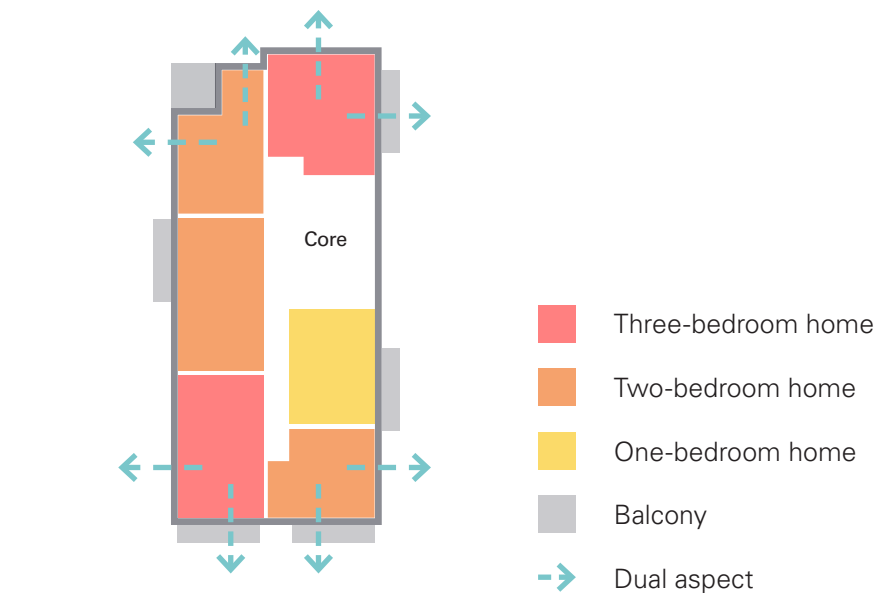
Building H contains 43 social rent homes across eight residential floors. To the south, the ground floor caters for residential uses, such as a cycle hub, and the north half is predominately retail, engaging with the retail spine of the site.

The architectural approach of building H brings verticality to a horizontal mass, achieved through bands of muted brick tones. The vertical stripes of brickwork shift with the mass, and articulations add to horizontal detail.

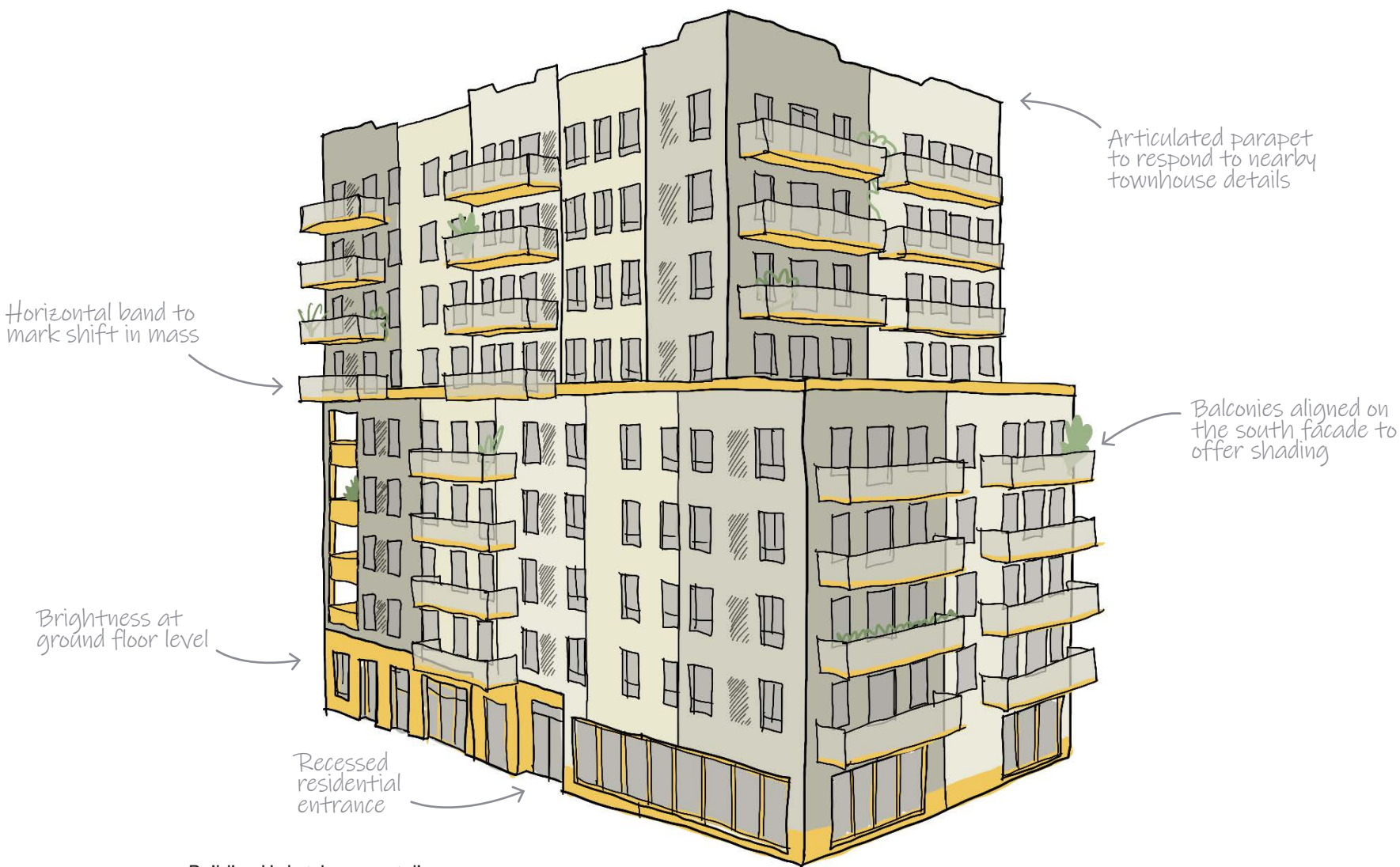
Parapet detailing takes inspiration from nearby residential buildings. Balconies activate the southern facade, offering solar shading, but also creating a residential activation for Hanover Park. To the north, the balconies are inset, almost carved into the building, for more privacy for the residents above the Garden Walk.

Typical layout

Building H is a simple rectilinear form with the core in the centre of the plan. This helps to increase the provision of dual aspect homes. The core is located on the eastern elevation allowing homes to have favourable views over Aylesham Gardens to the west. 10m² balconies punctuate the plan, with an inset balcony on lower floors in the north-west corner.



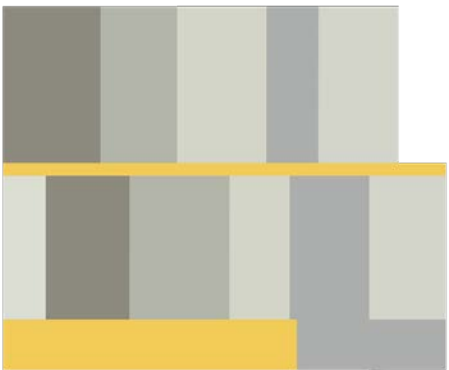
Building H typical layout diagram



Building H sketch concept diagram



1 Vertical banding



2 Horizontal movement following the shifting form

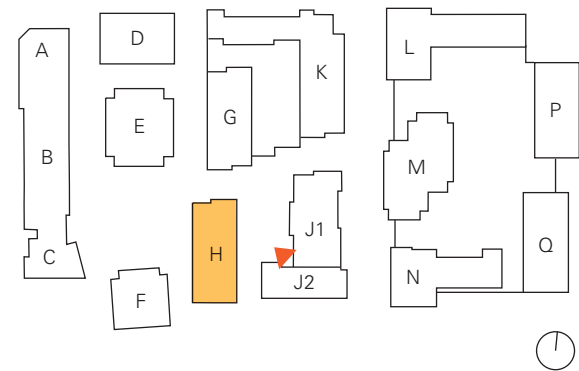


3 Townhouse articulations

Elevation approach

The elevation approach uses brick colours to create verticality, and detail articulations to create variety and texture. Dog-tooth brick details between windows, as well as inset bricks, bring a sense of pattern to the vertical expression, further broken up by the horizontal band of glazed brick marking the stepping change in form.

The facades of the inset balconies to the north are a white brick, giving the impression of the spaces revealed from carving into the building.



Building H - west elevation facing onto Aylesham Gardens



Building H - north elevation

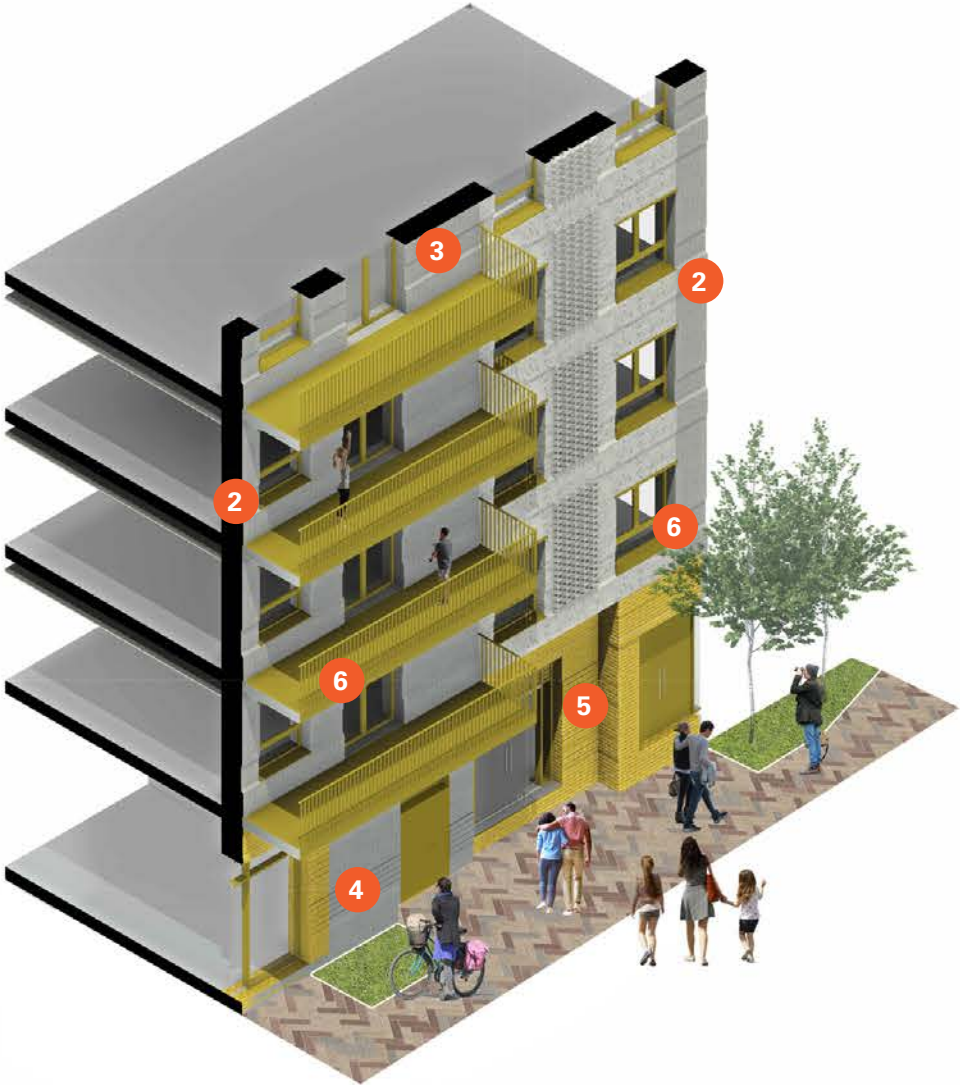


View from the Discovery Garden, looking north-west towards building H

Bay study

Building H shares uses a variety of colours to create its vertical gradient. Bright yellow metal elements such as balconies and window frames add a sense of joy, picking up on the brightness of the landscaping either side of the building, as well as helping to increase lightness within homes.

Glazed yellow brick is used at retail level on the ground floor, giving character to the facades, tied in with another glazed yellow brick horizontal band that marks the step back in mass.



Building H - key elevation



Grey / buff brick



Buff brick



Rustic buff brick



White glazed brick



Yellow glazed brick



Golden yellow metalwork

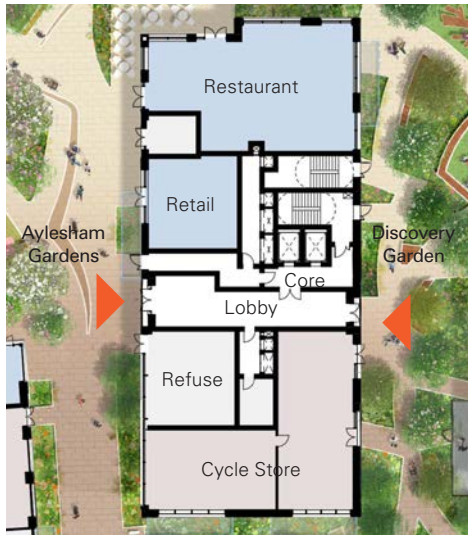
Entrance and arrival

To the north of the building is a strong retail corner, helping to activate the centre of the site. A small flexible retail, leisure and commercial space faces Aylesham Gardens, and a restaurant space to the north occupies three facades onto the Garden Walk, bringing liveliness to the central retail journey.

The south of the building caters for residential uses. This includes a cycle store along the southern facade, encouraging residential activation along Hanover Park.

Residential entrance

The residential entrances to the building sit on the west and east facades, creating a unique entry experience. The visual connection across the building increases opportunities to engage with the green spaces either side. The entrance is slightly recessed at both points.



Ground floor of building H



Sketch section diagram from Aylesham Gardens through the generous lobby space onto the quieter Discovery Garden area to the east

Building H forms an edge to the collection of buildings sharing Aylesham Gardens.

