



Building K

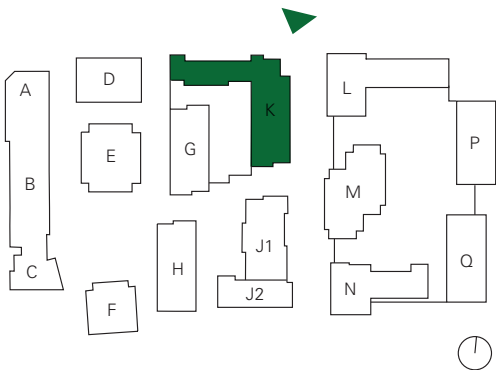


Overview

Location in masterplan

Building K is in the centre of the north of the site, forming an edge to Peckham Yards. It is located at an entry point to the Proposed Development, if entering from Peckham High Street or the bus station. The form of building K is rectangular with a secondary, shorter gallery access wing, mirrored in building L on the other side of the Green Link. Together, the buildings form a gateway into the site.

The building shares a podium garden with its neighbour, building G, also sharing a large cycle hub at ground floor. Retail offerings make up a large portion of the footprint of building K; to the south supporting the retail journey through the site, and to the north activating the yard space.

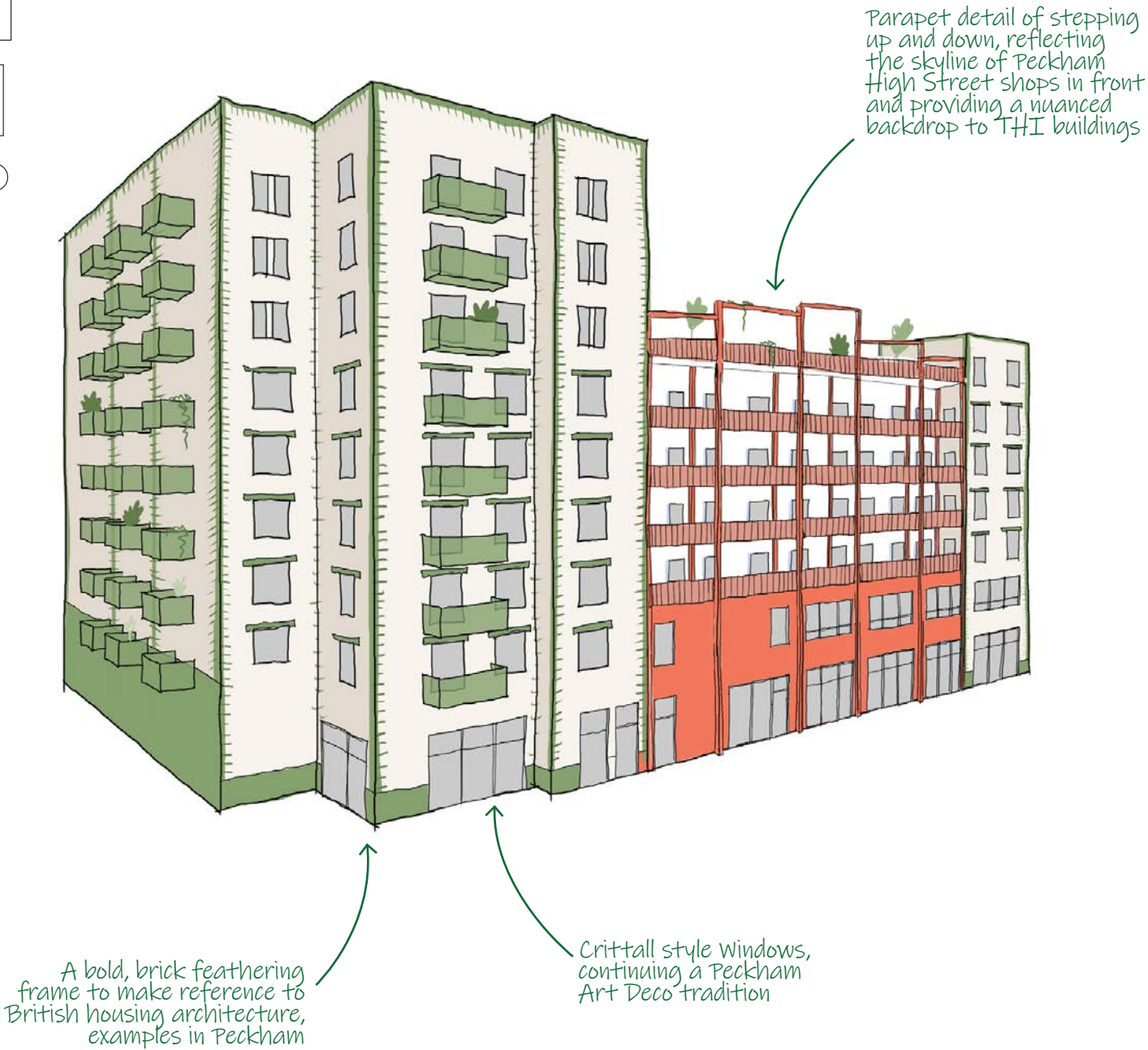


Layout principles

Building K has two primary cores to cater its footprint, one centrally in the mansion block, and one as a pivot point in the north-east corner, providing circulation for gallery accessed dwellings. Gallery access enables more dual aspect homes and increases the natural light to dwellings, as well as creating a communal feel. The majority of homes in building K are dual aspect.



Building K layout principles diagram

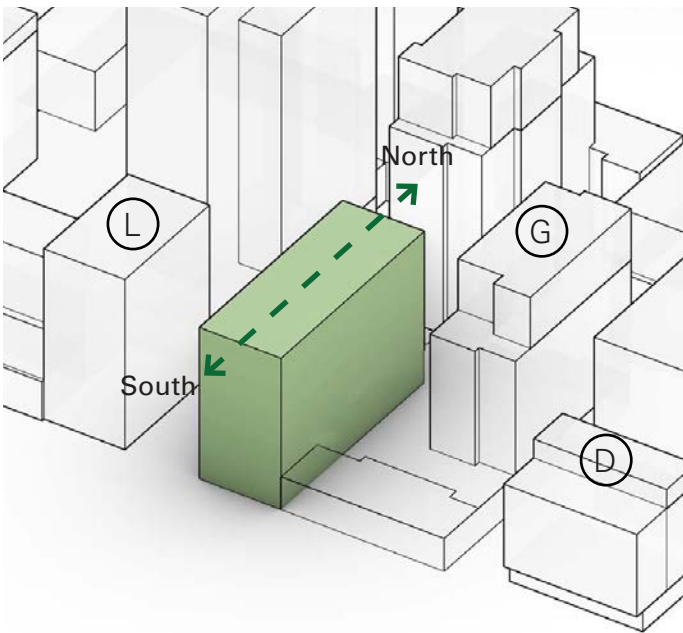


Building K concept sketch

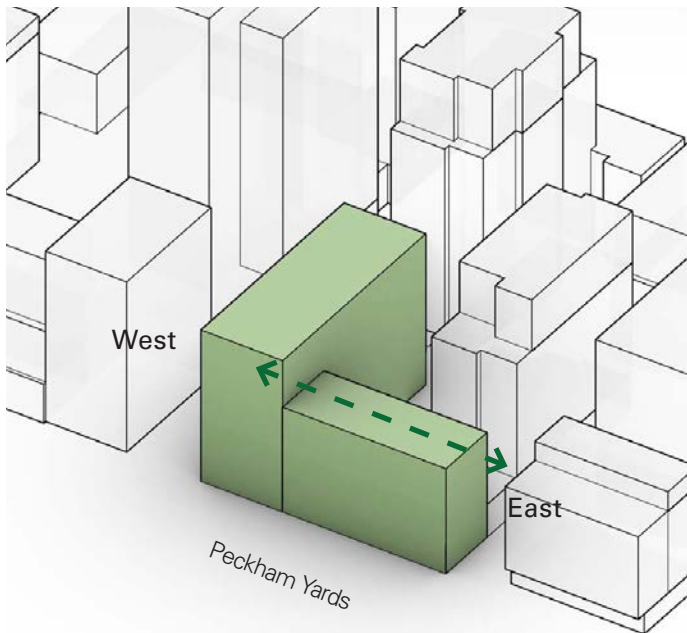
Scale and massing

Building K provides 85 homes over 10-storeys. The scale has been a considered response to key viewpoints, such as looking from Peckham High Street onto the former Jones & Higgins Clock Tower.

Inside the site, the taller element is key in shaping the streetscape of the Green Link, and the lower gallery access wing forms part of the southern boundary of Peckham Yards. Its form creates an embracing corner to the podium gardens it shares with building G, raised on a single-storey cycle hub. This helps to create distance between the commercial uses below and the residential life above.



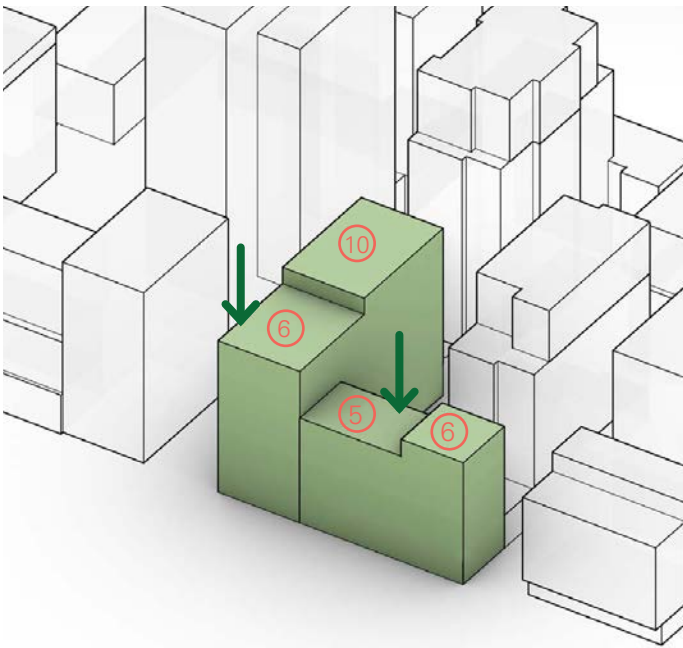
The primary building is orientated north to south to frame the gateway into the Green Link.



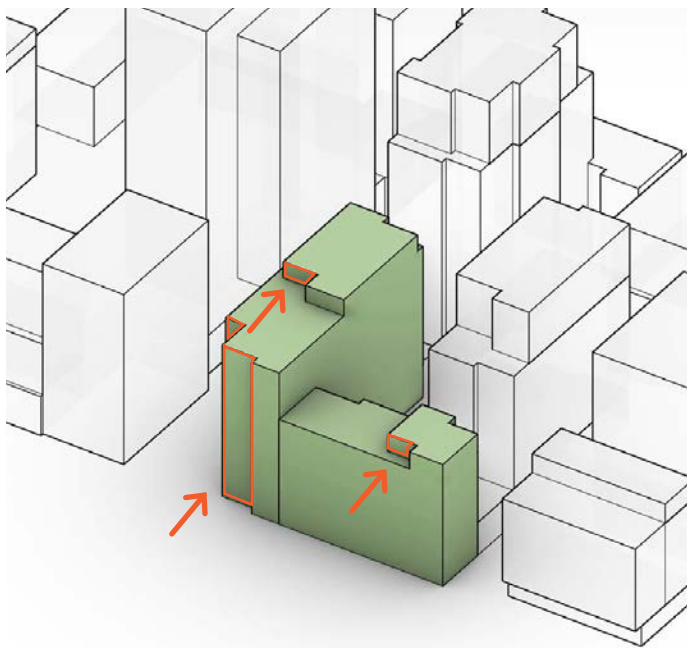
A secondary building connects to the primary building, orientated east to west, framing a podium garden between buildings K and G, and Peckham Yards to the south.



Sketch of building K's flexible retail, leisure and commercial space opening onto Peckham Yards



Stepping forms are created, making spaces for a residential roof terrace and a green roof.



Along the north to south axis the forms are shifted, leading pedestrians down the Green Link.

Building K provides several commercial spaces at key corners. On the south-east corner, retail space is positioned to consolidate the main retail route through the site. A smaller retail space makes up the north-east corner of the building, a key entry point into the site leading pedestrians from the bus station to the Green Link. The western wing of building K caters for a flexible commercial space, well suited to leisure activities, such as a gym, boxing club or yoga studio. This sits across two floors - ground and first, with the potential to be subdivided. The space faces and frames Peter's Place, a transitional area between the bus station and Peckham Yards.

The podium between buildings G and K contains a large residential cycle hub, discussed further in Chapter 10 'Access, transport and servicing.' To the south, this is bounded by another retail space, connecting the stepping in plan from building G to K. On the first floor, this podium creates a residential courtyard.



Building K ground floor plan



Building K first floor plan

- Key:
- ▴ Retail / leisure entrance
 - ▴ Residential entrance

Architectural approach

Division

Facade design continues the architectural approach of visually dividing the building. The taller element references colours in the nearby building G, and the shorter wing references colours in the nearby building L.



Divide form

Grounding

The building is grounded using darker tones of the colour above. Further detail is concentrated at ground level to enhance the public realm and distinguish commercial and residential uses.



Contextual Details

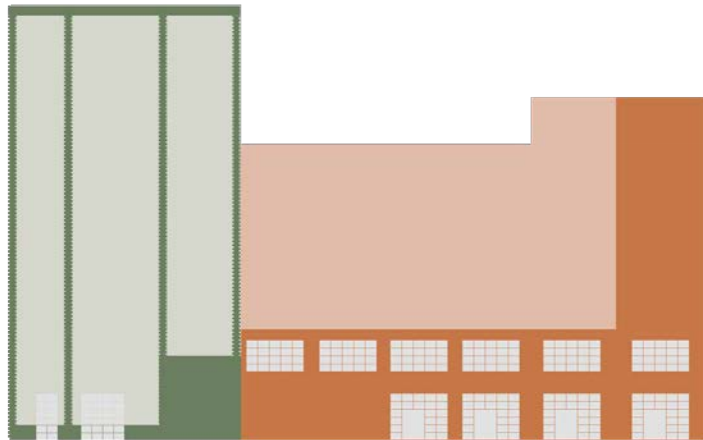
Taking inspiration from Art Deco Crittall windows nearby, these are used to activate the grounded elements of the facades.

A brick feathering detail is used to emphasise vertical outlines.



Wakefield House, Goldsmith Road

Khan's Bargains on Rye Lane



Articulation

Horizontal articulations, expressing the gallery access, are used in the lower wing. This brings balance to the vertical expression of the taller element which is emphasised through feathered brickwork.



Elevation approach

Building K brings together two wings with very distinct styles, which are tied together with vertical and horizontal expressions, and a roofscape that shares stepping forms. The forms and colours come together to echo and create a suitable backdrop for the buildings on Peckham High Street, including Townscape Heritage Initiative (THI) buildings. The facades take inspiration from local historic architectural design, such as in their use of brick patterns and specific window types.



Building K - north elevation



Building K and G - south elevation



Bay study

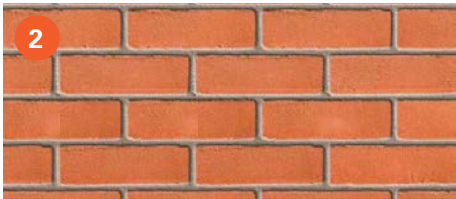
Character and detail is concentrated at ground floor to create hierarchy and legibility. The design of the gallery access draws inspiration from the nearby Purdon House, while the Crittall style glazing in the flexible commercial space pays homage to Art Deco buildings along Rye Lane. Complementary tones of red, green and white infuse each wing with distinct identity and visual interest.



Building K - key elevation



Light orange brick



Mid orange brick



White brick



Green glazed brick



Green metalwork



Dark orange metalwork



Building K creates a nuanced and layered backdrop to shops and TH1 buildings on Peckham High Street, as seen from Peckham Hill Street

An intimate shared podium garden space, encouraging informal and neighbourly interaction. Architectural characters come together around the shared green space.

