



Building L

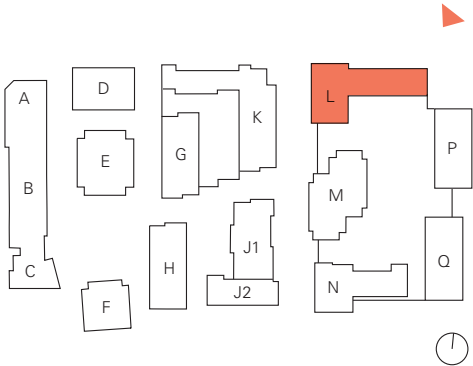


Overview

Building L is located in the north-east corner of the site. The northern facade faces onto the bus station. Given its location, building L is a primary entry point into the site and therefore an important neighbourhood marker and wayfinding building.

The form of building L is a rectangular building with a secondary gallery access wing. The L shape plan form is mirrored in building K to the opposite side of the Green Link to the west. The pair of buildings form a gateway into the site. To the south, building L overlooks the generous podium garden.

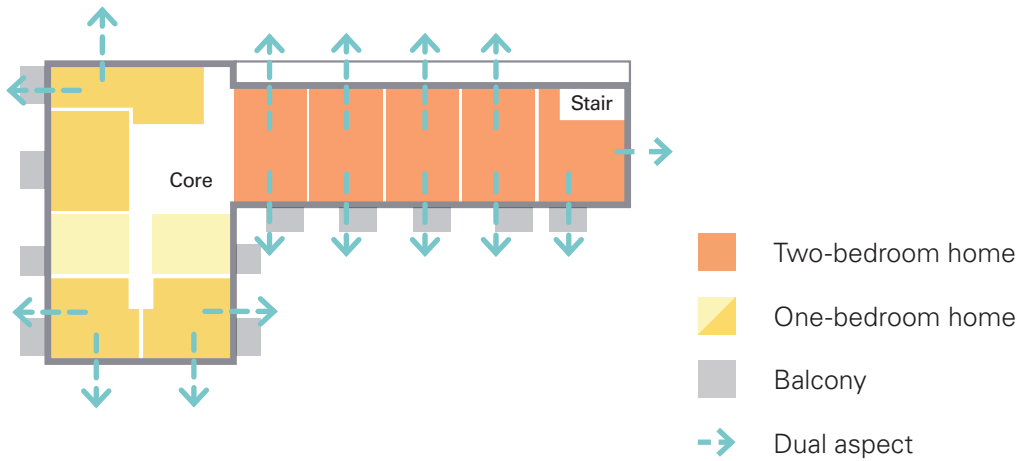
The form envelops the Morrisons store and brings active frontage to the bus station through a large-scale residential cycle hub, a flexible retail, leisure and commercial unit, and a residential entrance lobby on its north-west corner.



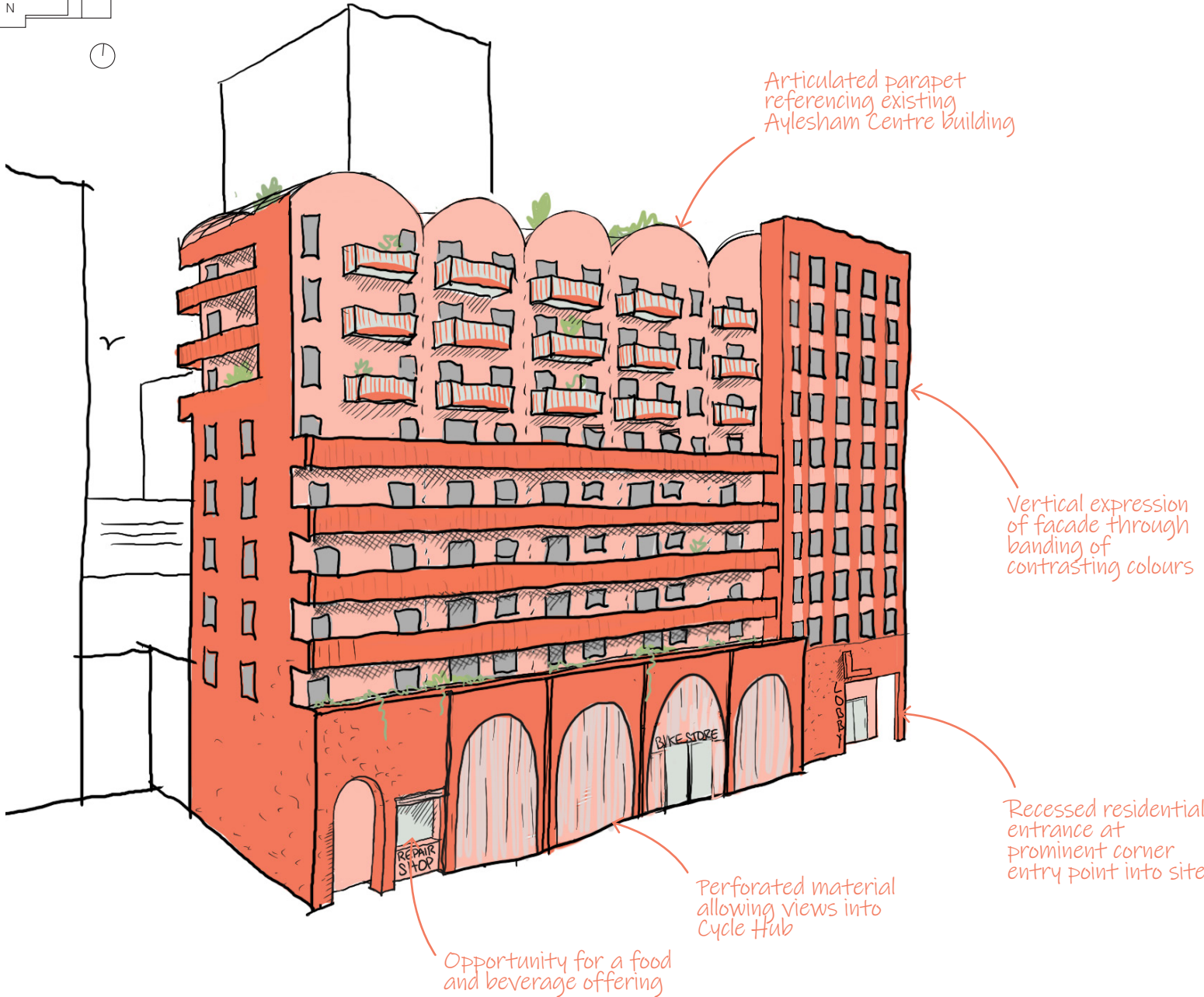
Typical layout

The primary core of building L is positioned in the tallest element of building L between the two flanks of accommodation. The secondary stair is at the end of the gallery access wing to the east.

Gallery access enables more dual aspect homes, fosters a sense of neighbourliness and increases natural light entering dwellings. The gallery access is mirrored onto the southern face of the building on the seventh to ninth floor to take advantage of city views to the north.



Building L layout principles diagram



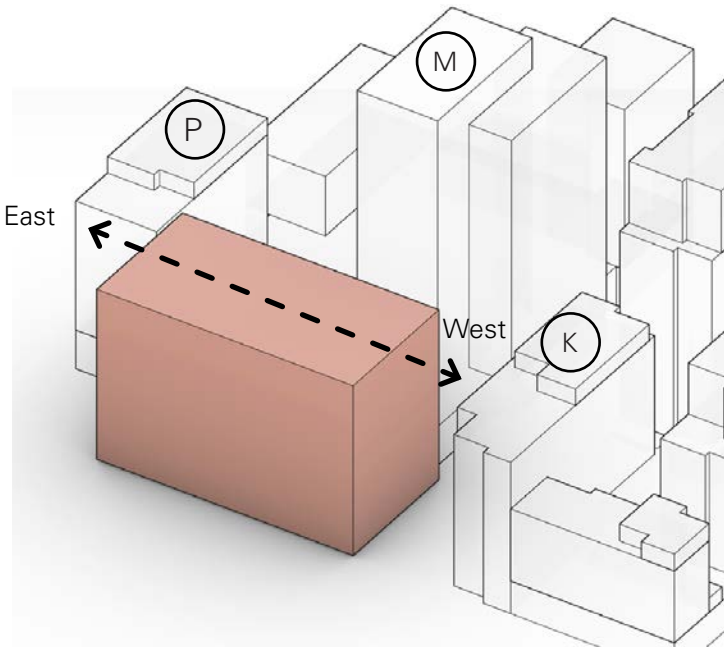
Building L early concept sketch exploring architectural expression

Scale and massing

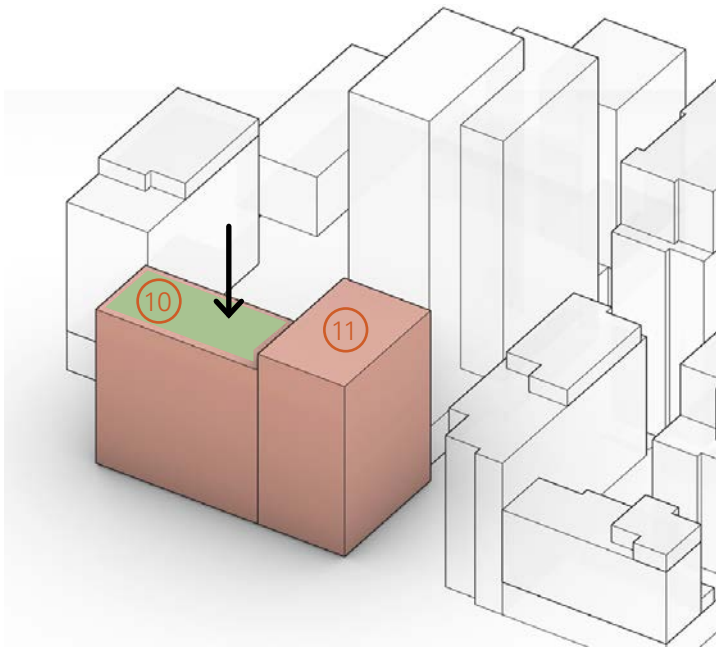
Building L is 10 to 11-storeys and comprises a total of 94 intermediate and market-sale homes across nine residential floors.

The separation of the building into two distinct elements makes their proportions more slender. Orientation is a key consideration to avoid single aspect north-facing homes. This results in the lower gallery access wing running east-west, minimising overlooking Purdon House to the east.

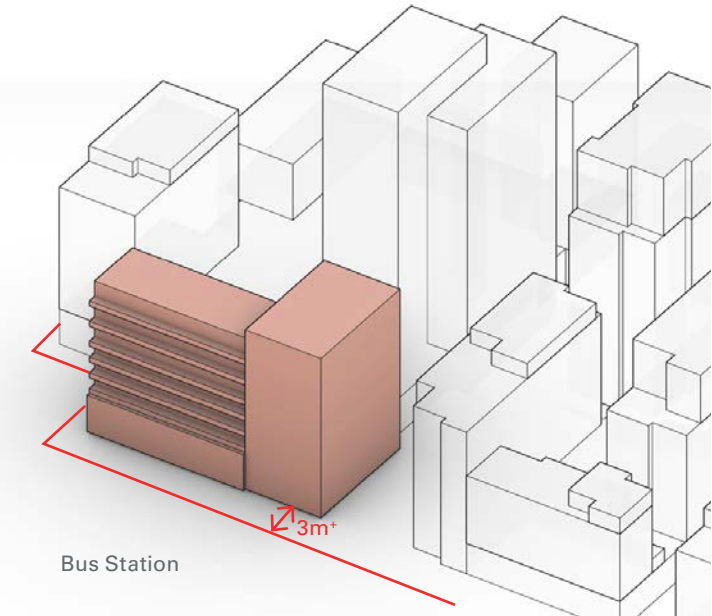
By stepping back three metres from the site boundary to the north, an increased pedestrian footway is created. This acknowledges and addresses the proximity to the bus station immediately to the north. The inclusion of the multi-level cycle hub creates further distance between residential uses and the public space below. To the south, building L creates an embracing corner piece connected to the podium garden.



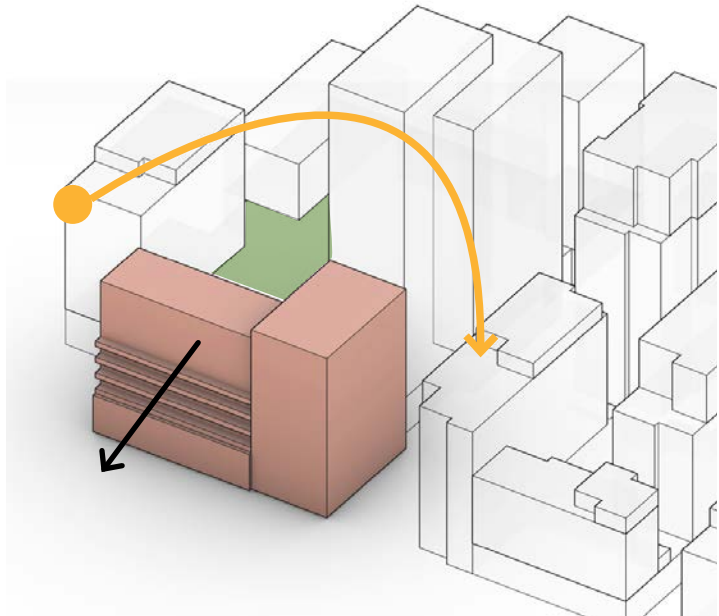
The building is oriented east to west, offering more south-facing apartments. This improves access to daylight and sunlight, while also reducing overlooking onto the neighbouring Purdon House.



The building is split, and the eastern element is reduced in height to create a roof terrace, accessible from the taller element. This breaks up the roofscape and creates opportunity for variation in architectural expression.



Introducing gallery access to the lower wing offers visual and acoustic protection from the bus station. Setting the building in from the site boundary to the north, improves the public realm by providing additional pedestrian space.



Gallery access switches to the south facade on the top four floors, maximising clear city views to the north, while also offering solar shade to openings facing the podium garden to the south.

Architectural approach

The architectural approach of building L is in response to the separation of the building form and site conditions. The lower gallery access wing uses a horizontal expression, and the taller, more slender element uses vertical expression.

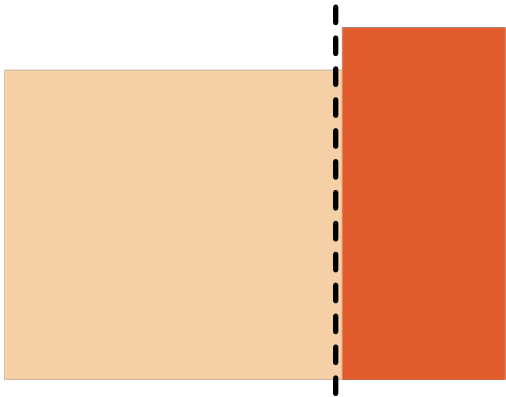
The lower wing is mainly clad in a lighter orange brick, with darker orange brick used to bring it to ground. The taller element is almost the inverse on its north facade, predominately clad in darker orange brick, with lighter orange brick details and inset entrance lobby. The west facade uses the lighter orange to create a lighter visual load on its neighbour, L, and is further articulated with a brick frame. Lighter orange balconies are placed on the south facade to continue the colour themes, and darker orange balconies are on the west.

Character is concentrated at lower levels through the use of an arch motif, taking inspiration from the existing Aylesham Centre building. An arched parapet picks up this language at roof garden level. The Aylesham Centre also gave inspiration for the orange colour choices of bricks and metal articulations.

Existing Aylesham Centre:



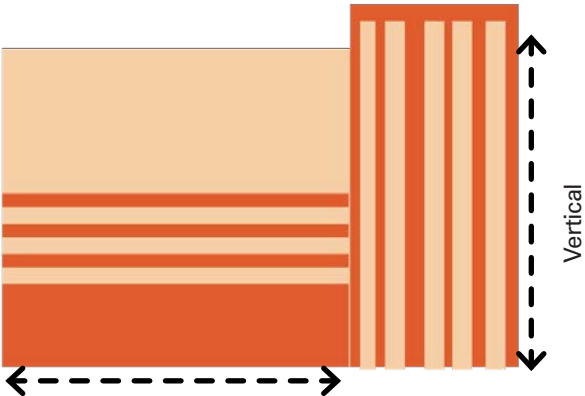
Aerial view looking south across the bus station, also showing the north-south Green Link



Divide building

Colour

The facade design is divided into two conditions. The taller element, which functions more like a typical point block, is darker in tone. The gallery access wing is lighter.

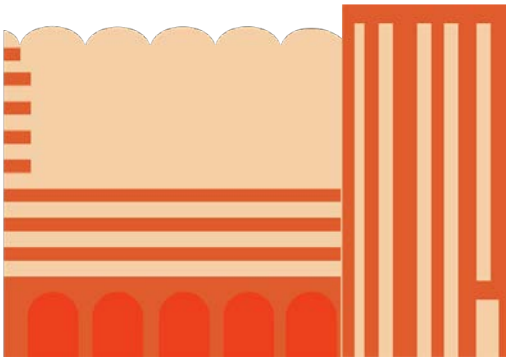


Horizontal

Vertical

Rhythm

Colour and balustrades are used to create vertical and horizontal lines, further defining the building's dual character. The inset lighter brick elements create moments of reveal beneath the darker tone exterior.



Articulation

Arches draw inspiration from the existing Aylesham Centre. At ground floor they activate the public facing facade as well as facilitate the ingress of light and air into the residential cycle hub.

Entrance and arrival

Ground floor

A significant portion of the ground floor is dedicated to the cycle hub which is accessible to residents of buildings L and M, promoting sustainable commuting habits. Lifts are provided within the cycle hub for easy access to all floors.

The cycle hub will activate the northern frontage, fostering ongoing interaction with the surroundings, and will include amenities such as space for cycle repair stands. A cafe kiosk, facing north towards the bus station, will serve residents, people who work in the area and those who use the bus station.

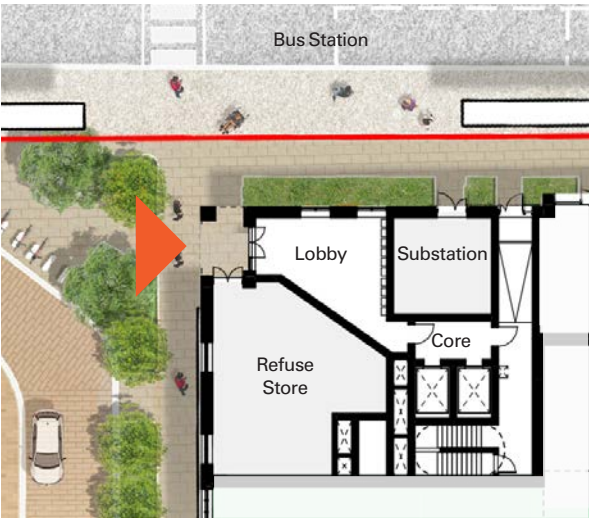
The building footprint also includes the replacement supermarket at ground floor, which is accessible from the Green link.



Approach from Green Link towards residential entrance

Residential entrance

The double-height residential entrance is positioned at the north-west corner of building L. It is strategically placed to be visible to residents reaching the site via the bus station to the north, or the Green Link. The entrance is recessed, separating the residential lobby from the bustling public frontage and creates a distinct and easily identifiable way in for residents.



Key plan showing building L entrance



Looking east towards the residential entrance and arrival moment at the top of the Green Link through route

Elevation approach

The facades are unified through consistent colour and detailing, yet they differ as they respond to their immediate site conditions, which vary widely around the building.

The north facade is playful in its composition acting as a wayfinding point into the site. On the gallery access wing, the ground floor is designed to be bold and capable of withstanding a bustling public frontage, using dark orange brick and orange expanded metal mesh. Pale orange brick is used at residential levels, as if revealing lightness under the darker orange. On the taller element, darker orange brick makes up the most of the facade, with smaller moments of lightness in the paler brick.

The west facade continues the vertical expression of the taller element's north facade, but is inverse in colour. The use of predominantly pale orange bricks increases light reflectance levels, for the benefit of the residents in the neighbouring buildings. The facade also distinguishes between the outer impression of the site and the inner experience. This facade is framed by darker orange brick detailing, making reference to the design of adjacent building K.

The south facade, looking onto the podium gardens, also uses lighter tones to reflect daylight into the space and create a tranquil ambience.

Elevations respond to site conditions, creating a sense of play through switching approaches, while creating characterful landmark buildings as gateways into the site.

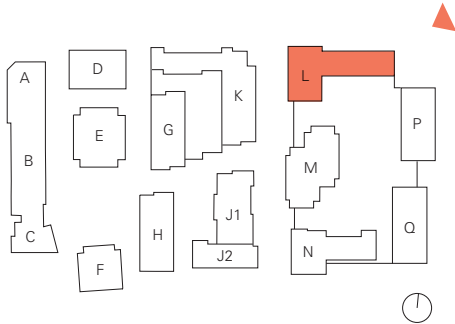


Building L - west elevation

Building L - south elevation onto the shared podium garden



View from Purdon House looking west towards building L, with glimpses of the shared podium garden



Bay study

The facades use both light and dark orange brick to emphasise the concept of an outer and inner layer. The building uses a limited palette of tonally similar materials.

The projecting balconies and gallery access on the south side feature a sleek metal edge, coloured to match the window frames. The balustrades are made of vertical flat steels in the same colour. To enhance brightness and albedo, the balcony soffits will be light aluminium, reflecting light and creating bright spaces below.

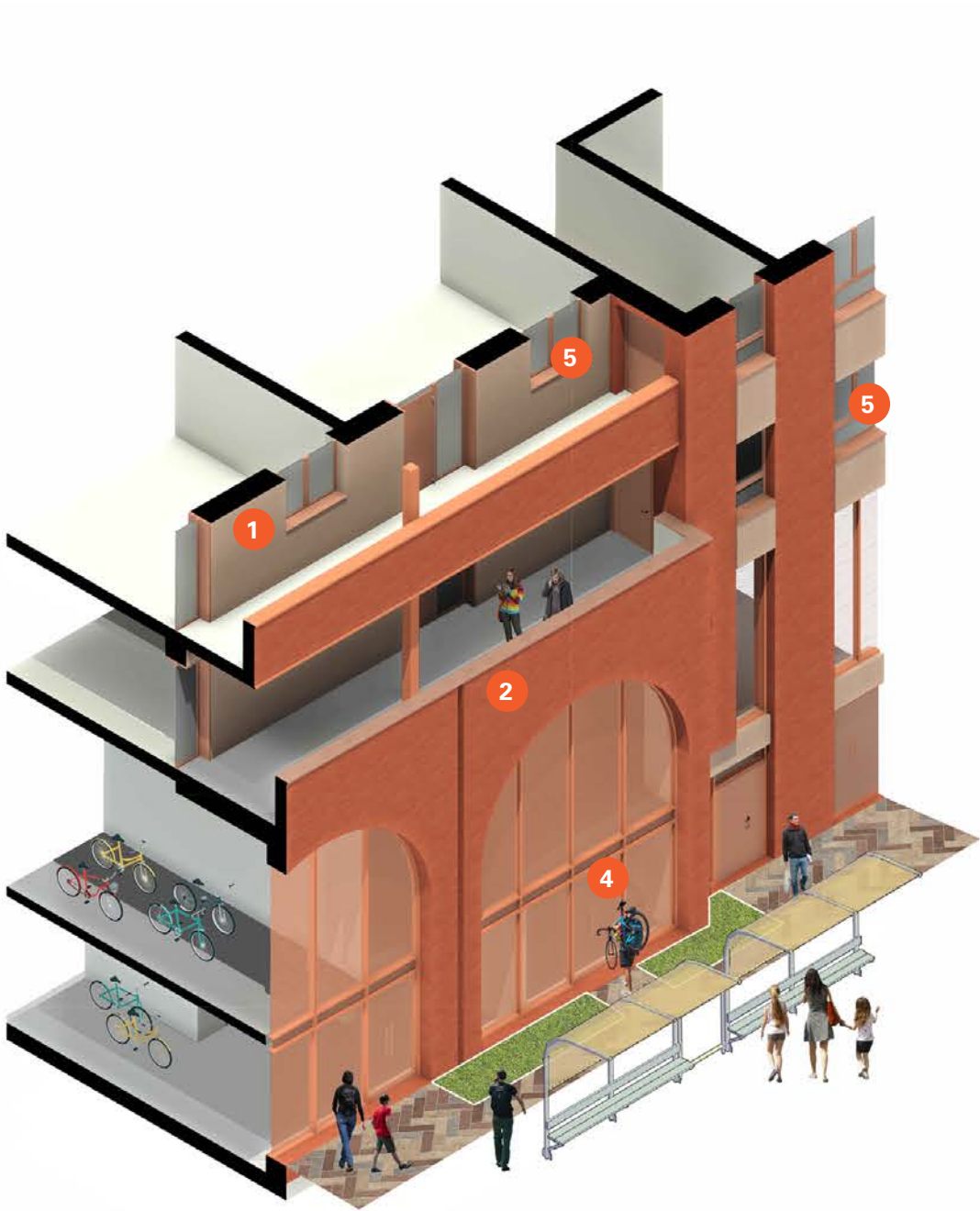
The cycle hub, cafe and plant spaces at ground floor are framed by arches infilled with expanded metal-mesh with areas of inset brickwork to add further character. The metal-mesh will be orange to complement the building's brick colours and bring further brightness to the public bus station facade.



View looking west from the bus station



Building L - key north elevation



Light orange brick



Dark orange brick



Light orange glazed brick



Expanded metal mesh



Dusty/orange metalwork



Dark orange metalwork

Balconies and gallery access connect the buildings to the shared podium garden, fostering opportunities for chance meetings between neighbours.

