



Building M

M

Neighbourhood marker

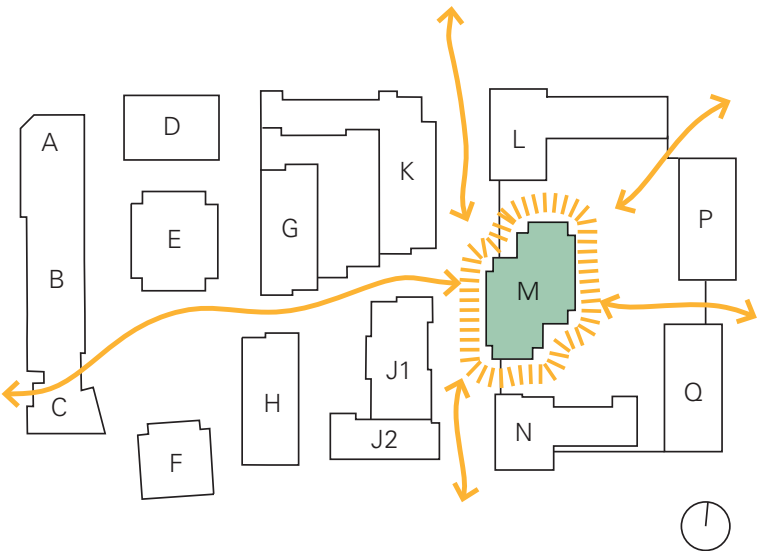
Location in masterplan

Building M is located at the eastern side of the site. The northern, eastern and southern facades face directly onto the shared podium garden, while the western facade faces the Green Link. Its position next to the Morrisons entrance makes building M a significant visual part of the retail journey through the site from Rye Lane.

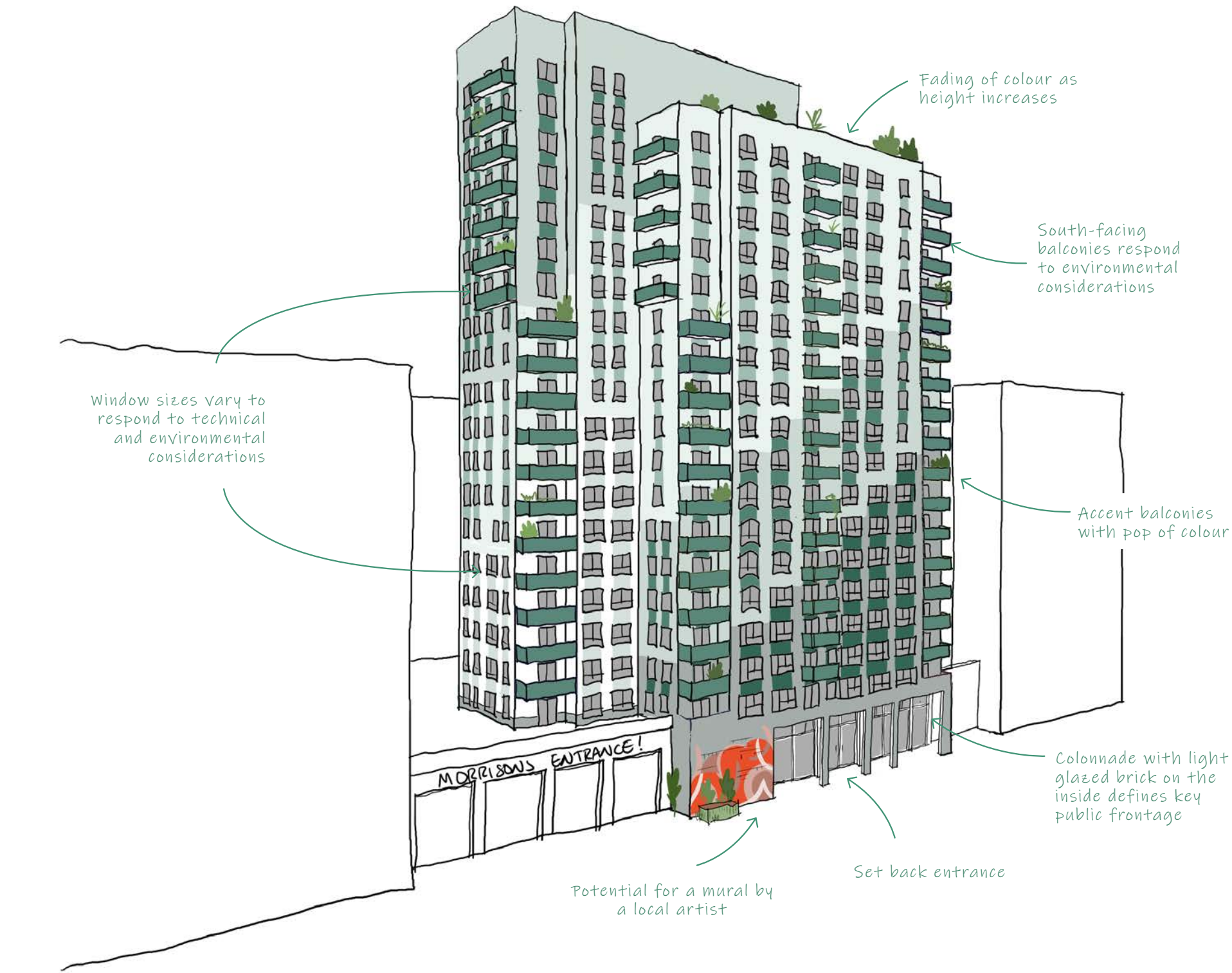
Context and response

The 20-storey building comprises a total of 149 market sale homes. Its height establishes it as a neighbourhood marker at the centre of the Proposed Development. The location of building M has been carefully considered in relation to views from Peckham High Street and the LBS viewing corridor to St Paul's in the city.

The building's orientation on a north-south axis has been designed to cater for views from both the north and south directions.



Building M site location diagram



Building M early concept sketch exploring architectural expression, grounding colour and fenestration

Scale and form

Building form

Building M is the tallest building at 18/20 storeys. This makes it a key addition to the Peckham skyline. The form has been considered to reduce the visual impact on the skyline and produce a slender, elegant building.

The shifting building form represents two volumes overlapping and interlocking. One volume is lower than the other to further differentiate. This maximises city views and increases both dual aspect and daylighting. The stepping down of the building also creates a generously sized residents roof terrace at level 18.

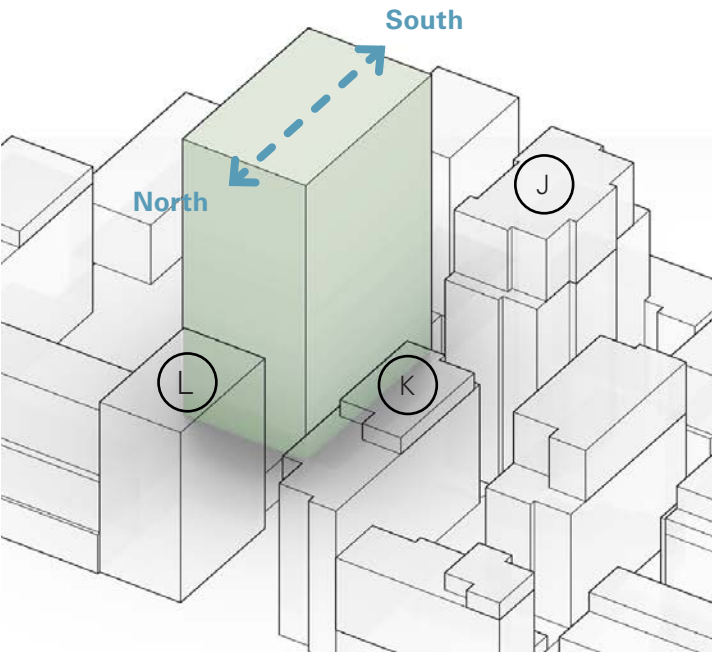
Typical layout

The core of building M is located in the centre of the shifting volumes, helping to avoid deep residential plans, offering improved daylighting internally and limiting the length of internal access corridors.

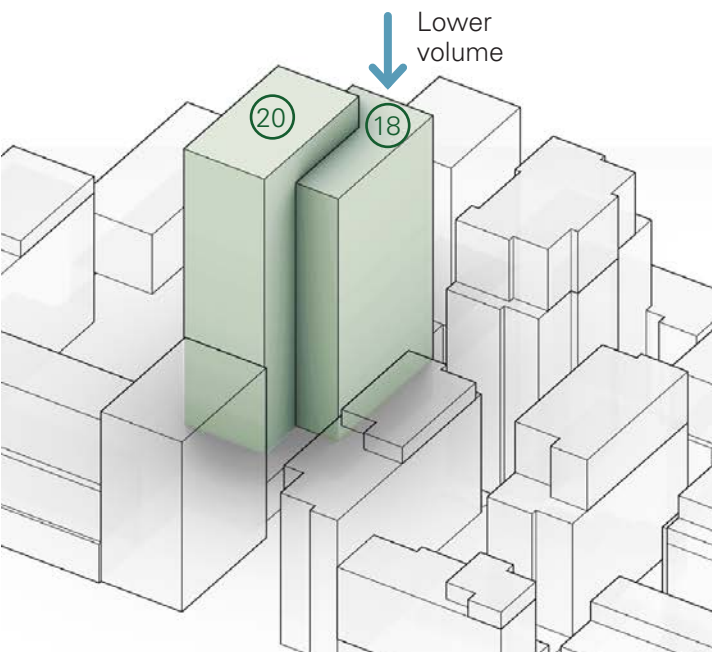
The form of shifting volumes creates more dual aspect homes. Larger dwellings are situated on the corners enjoying panoramic views. Inset balconies are positioned on corners to reduce the form.



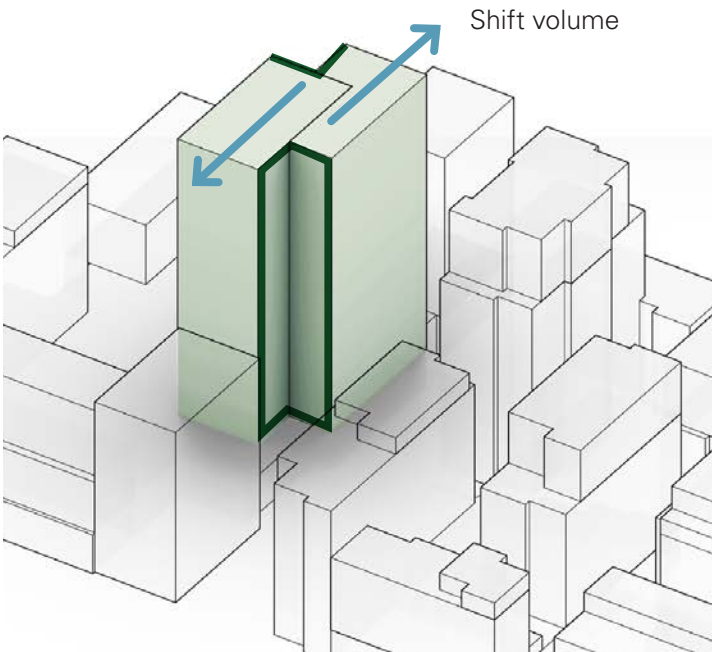
Building M layout principles diagram



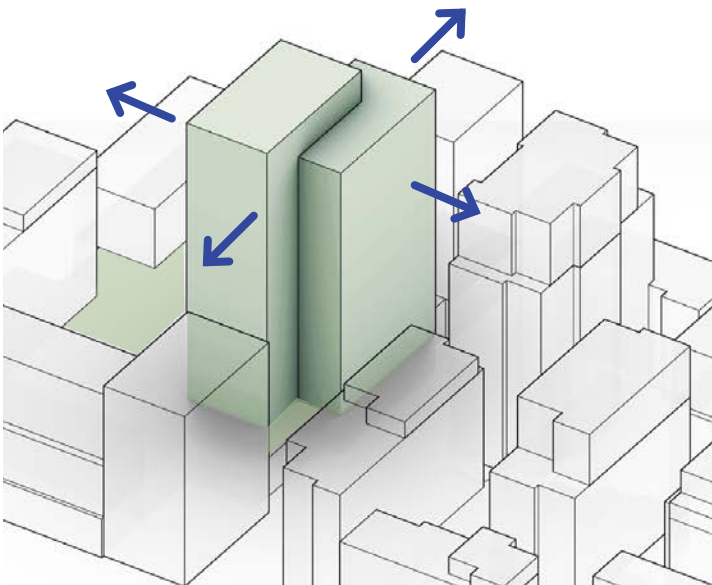
The building is oriented north-south, parallel to the Green Link, helping to define an edge to the new residential street.



Part of the volume is shifted down to create access to the residential roof terrace, and reduce appearance of volume.



The volume is shifted creating recesses to increase dual aspect homes and allow daylight deeper into the building footprint.



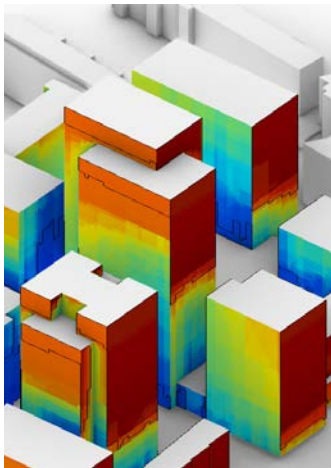
The result is maximised city views to the north and the majority of homes enjoying dual aspect views out to Peckham.

Architectural approach

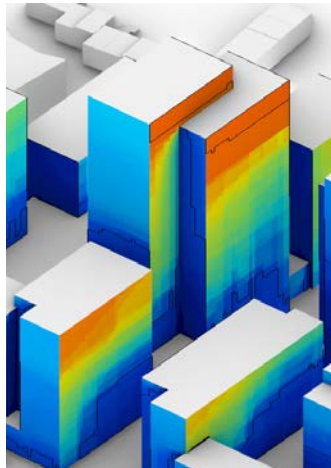
The architectural approach for building M has been developed in response to environmental factors, resulting in a gradient of material, colour and articulation.

The below diagrams indicatively explain the heat mapping of the site, demonstrating the areas of facades which would be prone to overheating in red, and those which would be less prone in blue. This establishes zones on facades that benefit from different treatments: of colour, window size and balcony positioning.

In building M, the facade strategies are a direct response to environmental conditions in order to improve the residential experience, and through this creating an interesting design. The heat map data translates directly into building M’s gradient aesthetic.



Heat map data viewed from south-west



Heat map data viewed from north-west

Analysis

The heat map establishes zones on the facades that would benefit from different treatments depending on the solar gain, affecting both material and articulations. The taller part of the building has the possibility of overheating, while the lower storeys have less overheating risk.

Grounding

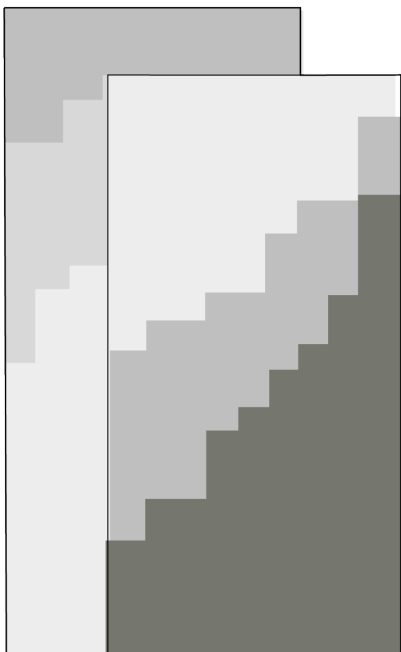
On the western element, the base of the gradient pattern is brought to ground, bringing a sense of residential connection with the street through a colonnade.

The taller element sits atop the Morrisons entrance.



Gradient

Technical analysis resulted in the readable gradient design; these work from dark to light from bottom to top in the south-west element of the building, and this pattern is inverted in the north-east element of the building.



Expression

Stacking windows create a formal vertical articulation. The gradient and glazed brickwork between windows break up and soften the elevation.

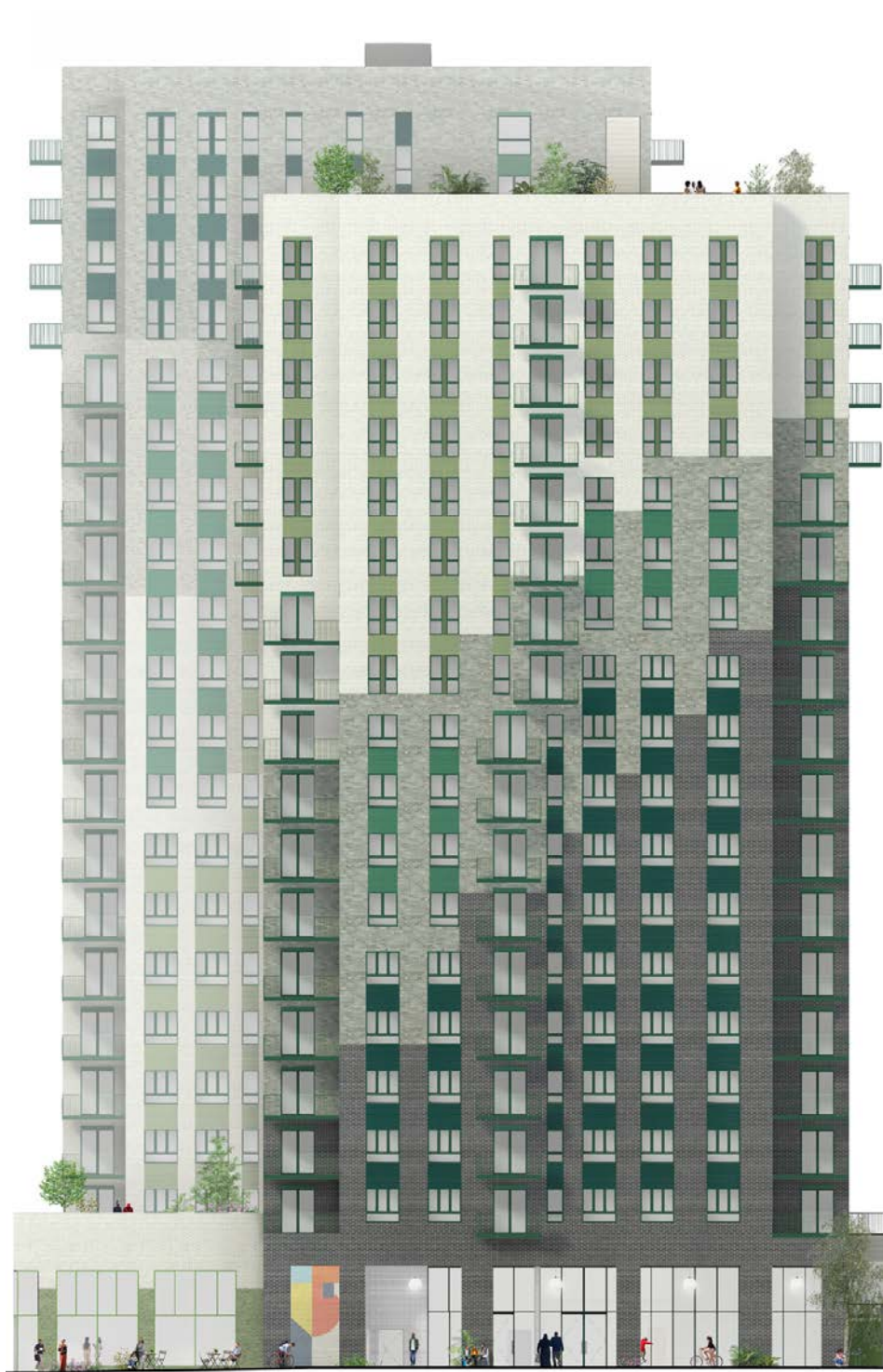
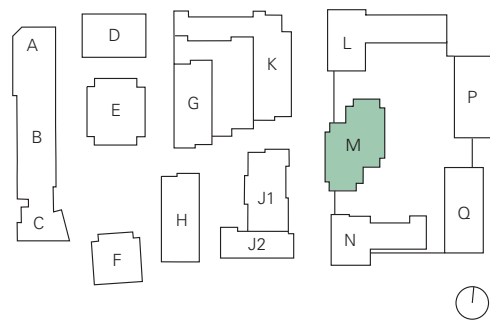
Apertures on every elevation follow the site-wide environmental strategy. Openings are larger at the lower parts of the elevation, and smaller in size at the top to control overheating and daylighting.



Elevation approach

The treatment of the elevations works on the principle of the building form being split into two distinct but related parts. This helps to lighten the visual impact on the skyline and create variety.

The smaller, western element has a gradient that wraps up the building from the south, the darker bricks helping to ground the building. The eastern element has a gradient that is gentler but reversed, helping to create a separation from the Morrisons store at ground floor. The gradient of brick and contrasting tones of metalwork in the balconies and windows further creates a visually interesting facade from all angles. The balcony positions add another level of detail. They twist around the building as they rise to provide solar shading where needed on the south, and claim views of the city to the north.



Building M - west elevation

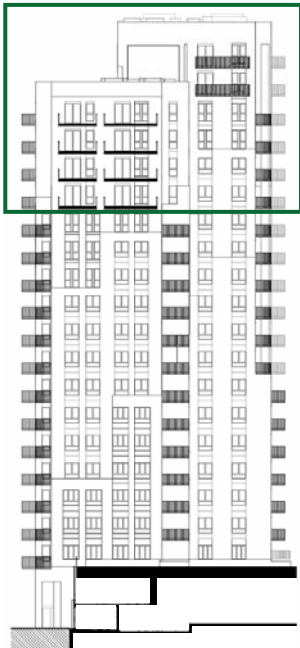


Building M - south elevation

Bay study

The facade showcases the gradient of brick colours, bringing a lightness to the top of the building. A simple approach has been applied to balcony and window positions, celebrating the verticality of the facade.

The varied green tones of the balconies complements the gradient design. The paired windows create a formal vertical expression, while the balconies shift, responding to technical considerations.



Building M - key elevation

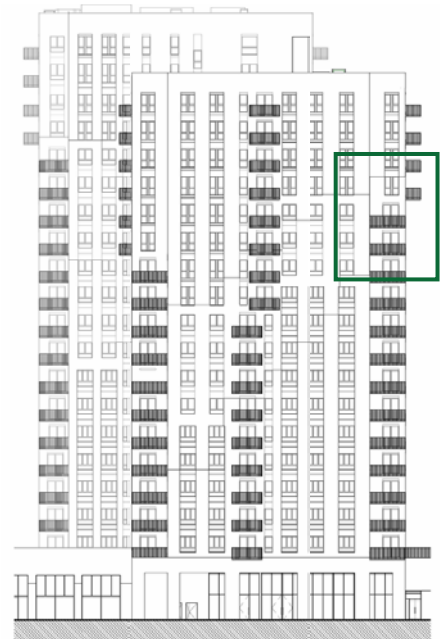


Bay elevation exploring materiality, colour and detail

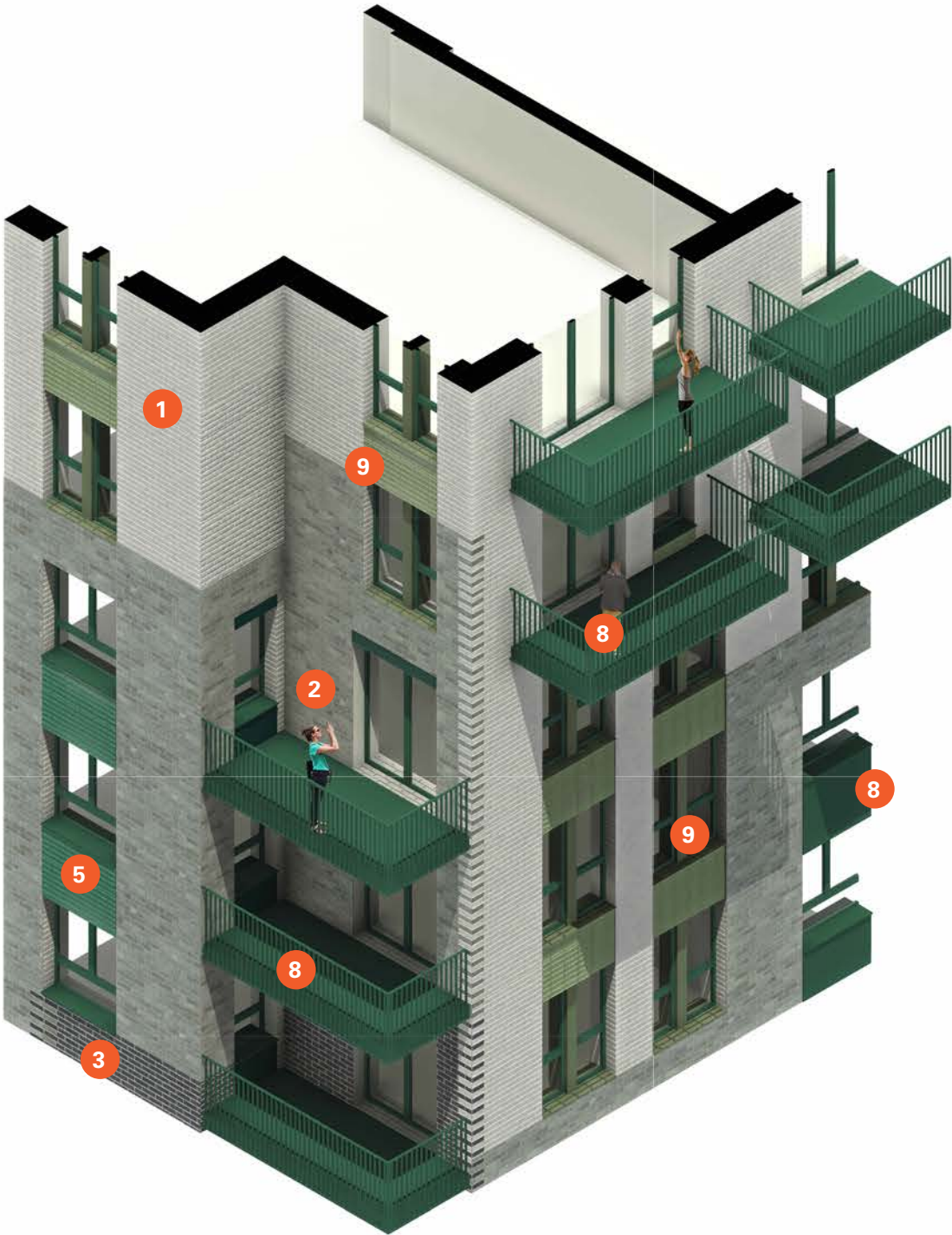
Building M has a limited material palette, utilising a number of complementary tones to create visual interest at a large scale. The gradient wraps a variety of grey and white bricks around the building, articulated with a corresponding gradient of glazed green brickwork banding between the windows. This is further expressed with gradients of green metalwork in the balconies and window frames. Balconies switch sides travelling up the building in response to environmental conditions, for example to create shade on the south facade.

There are further details at a human scale such as brick headers to window sills and tonally matched, recessed glazed brickwork to form window headers and sills.

The result is a visually striking elevation, with variation and interest when viewed from both close and afar.



Building M - key elevation



White brick



Grey brick



Buff brick



Dark grey brick



Recess glazed brickwork



White glazed brick



Green metalwork colours

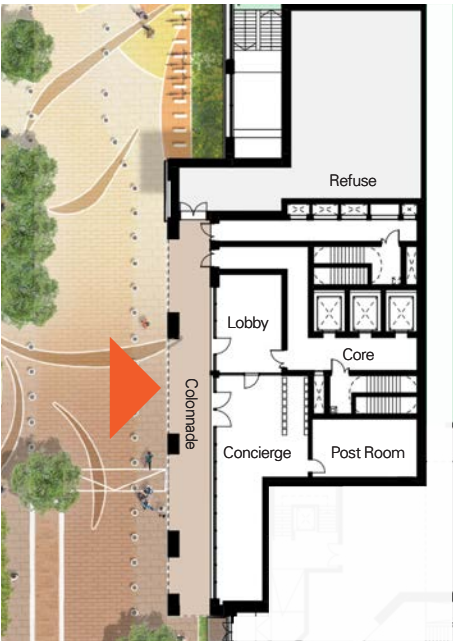
Residential entrance

The ground floor of building M is surrounded by podium to north, east and south, accommodating the Morrisons supermarket and ancillary uses. The western elevation reaches ground through an expressed double-height colonnade, grounding the building and celebrating the residential uses internally and the public realm at ground floor.

A large, residential concierge and secondary lobby are both accessed from the generous double height colonnade. The secondary lobby leads directly into the core. Primary and secondary escape routes lead directly to outside. A refuse store is accommodated at ground floor, with a residents amenity screening room above at mezzanine level.



Approach to building M from the Green Link



Ground floor of building M



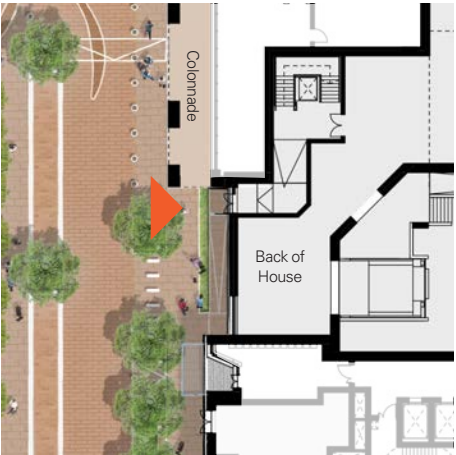
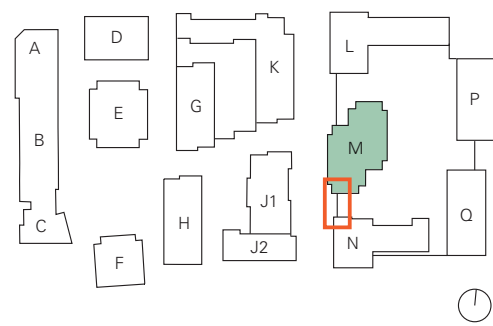
Sectional perspective of building M showing concierge entrance via colonnade onto the Green Link

Podium

South of the building M colonnade and east of the Green Link is an area of podium which forms the break between buildings M and N. This area is the location for the staff access point into the Morrisons back of house and will be in frequent use throughout the supermarket operating hours.

The podium area is set back allowing the residential buildings to read as more prominent. The architectural expression of this area is more industrial in its materiality to express its function and further differentiate from the residential buildings either side.

A limited palette of materials is applied to the podium facade. Muted tones of robust grey block sit alongside areas of metal louvre and reglit to allow daylight and ventilation into the back of house area behind. A bright green metalwork door signals the entry point.



Plan of podium area to south of colonnade



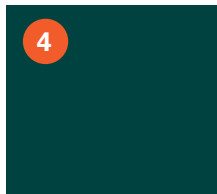
Reglit



Grey block stack bond



Grey louvre



Metalwork colours



Elevation highlighting podium facade materiality, in contrast to rich green and blue colours of residential facades either side



Building M seen to the west from Peckham High Street

Building M serves as a distinctive neighbourhood landmark, seamlessly blending into both the urban fabric and the human experience. It guides footfall towards Morrisons and through the site from Rye Lane and Hanover Park.

